

**AN EXPLORATION OF A RUTLAND CITY
NEIGHBORHOOD IN THE 1950'S**

AND

"REFLECTIONS BY THOSE WHO LIVED THERE"

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INTRODUCTION

Before exploring a Rutland City neighborhood of the 1950s, it is important to place its experiences within the broader context of the nation. A broad overview of Rutland City's growth and conditions will help to understand the setting for the neighborhood. Next, the journey will begin with one family's neighborhood. The geographic descriptions, relationships of people, and other characteristics helped to define the neighborhood and construct an image of life in the 1950s. It will continue to expand the scope of neighborhood life through the experiences of other families who lived there. A collection of personal interviews will reveal a deeper look at life in a Rutland City neighborhood in the 1950s. Neighborhood changes both positive and negative will be identified and discussed. Through this approach, the gradual transformation of the neighborhood will unfold.

The post World War II era brought many changes to American life that touched neighborhoods throughout the nation. Significant growth in the number of families, material wealth, and a general sense of well-being was born. Expansion of businesses and industries within cities, demanded more space and created new employment opportunities. Returning veterans of World War II needed to adjust to a new American era. For many families who were separated by the war, it was a catch-up time.

Many women who had "done their part"¹ by working during the war, were encouraged to return to home-life. Many a returning veteran of war would either get their

¹ This phrase refers to the period of time in which many women ~~participated in~~ ^{took} taking employment positions that ~~were once~~ ^{were} occupied by men. During World War II women made great contributions to permit the country to produce goods and provide services while the men were in the war.

old job back or would have to search for new employment. The GI Bill of Rights, provided opportunities for college and other employment training, to prepare these veterans for the post-war period.²

The GI Bill also created the ability for many veterans to purchase homes, but for many cities, there was a housing shortage. Growth of families added to this dilemma. The desire for affordable housing and more space to live, generated movements of people to the peripheries of cities and towns. Construction of new houses, schools, and highways began to alter the landscapes of cities and suburbs.

Automobiles and relatively less expensive oil made possible mobility of the American family to move beyond the center of cities. Bigger and better material things began to emerge. Furthermore, after World War II, people could buy goods they otherwise could not, because production of goods became available as the decade progressed.³ The 1950s was a time of tremendous growth that also impacted neighborhood experiences.

Rutland City consisted primarily of groupings of people into homogeneous neighborhoods. The neighborhood experience was expressed as being cooperative and friendly to the diverse mix of ethnic families in Rutland.⁴ The neighborhood sampled, had families with Catholic, Lutheran, Congregational, Jewish, and other faiths. This social change became more evident in the post war era. People of this new generation were, "More tolerant and democratic than any previous one, willing to judge people on

² Joy Hakim, *All The People*, (New York: Oxford University Press) 1955, 52.

³ Joy Hakim, 51.

⁴ Janet Franzoni of Rutland, interview by author, 20 March 1996. Wife of Robert Franzoni Sr., of 8 Wallace Avenue, Rutland. Of those interviewed, Italian, Irish, English, and Scottish were the most common ethnic groups in the neighborhood that was researched.

their merits, less concerned with religion and ethnicity."⁵ However, the issue of segregation became a national concern, but for this neighborhood, and many in Vermont, its presence was not considered an issue.⁶ There were no Blacks living in the neighborhood at that time, therefore, they did not experience the impact of the crisis to come in other American cities.⁷

Overall, the 1950s became a great time for families. Church membership and participation was on the rise.⁸ Furthermore, it was a time of people helping people, especially since the Great Depression and World War II eras.⁹

⁵ William L. O'Neill, American High: The Years of Confidence, 1945-1960, (New York: The Free Press) 1986, 27. The word, merits, in this instance refers to the accomplishments people achieved through their work efforts.

⁶ Joy Hakim, 51.

⁷ Christopher Webber Jr. of Rutland, interview by author, 17 March 1996. Son of Christopher A. and Esther Webber, 10 Billings Avenue Rutland. The topic of segregation was not researched further for this paper, however it is important to note that there may have been segregated neighborhoods which occurred naturally in the earlier settlement of Rutland City.

⁸ William L. O'Neill, American High, Religious participation rose from 50% of the population in 1940 to 63% in 1960, 212.

⁹ John Sabatano of Rutland, interview by author, audiotaped 8 February 1996. Son of Luigi and Dorothy Sabatano, 37 Howard Avenue, Rutland.

IDENTIFICATION OF THE NEIGHBORHOOD

In order to study the experiences of those who lived there, it was necessary to give meaning to the word neighborhood. Through the eyes of a child, the neighborhood was geographically defined by the streets near his home. As an adult, it becomes more abstract in meaning. It is a grouping of people of the same class, with the same social values.¹⁰ Likewise, life on the "block"¹¹ was considered safe and secure for children and their families. In the 1950s, neighbors knew each other in the community.

The concept of neighborhood was different for each person based on their own experiences. Therefore, one person was selected to describe his life experiences in the 1950s. Then a sampling of interviews produced more interpretations and images from each of the streets of the neighborhood.¹² The basis of research came primarily through these interviews, using questions that captured a broad look at life in the 1950s.¹³ **(Appendix A).** The interviews conducted in person, over the telephone, and by mail, led to the reconstructed image of the neighborhood. **(Appendix B).**

John Sabatase, who was a child and teen living in Rutland City, was the key to this process. He was born and raised with deep ties to his Italian heritage and closely knit family.¹⁴ John's family lived at 38 Strong's Avenue where they opened The Palms Grill, later, called The Palms Restaurant. He and his family lived in the downtown district of

¹⁰ Christopher Webber Jr., interview.

¹¹ Louis Esposito Jr. of Rutland, interview by author, 22 March 1996. Son of Dr. Louis W. and Margaret Esposito, 20 Birchwood Avenue, Rutland. The word block refers to the street in which one lives.

¹² File cards have been created regarding basic information about the families who lived in the neighborhood. They have been grouped by streets. These may be useful for further research and accompany this paper. (N/A)

¹³ "Interview Questions created by author are included with this paper. (Appendix A).

¹⁴ Sabatase, interview.

Rutland City until 1953-1954.¹⁵ At that time, the family desired a new house. Like many families of this era, they felt the good times were here and as people earned more, they tended to move to bigger or newer neighborhoods.¹⁶

The area they chose was in an expanding residential district in an eastern portion of Rutland City. The land is located north-easterly from downtown Rutland. It begins to climb in elevation as it continues beyond its border, toward Rutland Town, and then Mendon. With this geographic description came the reference to a term known as, Mortgage Hill.¹⁷ This was not a specific housing development but was associated with occupations and incomes of families who chose to live on the northern and eastern sections of Rutland City. Considering the occupations of those who lived there, the neighborhood consisted of primarily, middle-class families and the houses reflected this status.¹⁸ The neighborhood was considered more favorable, since lot sizes were larger and industry did not affect the appearance of the neighborhood like Strongs Avenue. According to a Rutland Municipal Zoning District Map, Howard Avenue was in the center of a single family residential district.¹⁹ **(Map 1, part 2).**

¹⁵ The Mannings Rutland City Directory, 1954. Based on John's memories and the use of this directory, the year the house was built was 1953.

¹⁶ Joy Hakim, *All The People*, 57.

¹⁷ Sabataseo, interview.

¹⁸ Carol Ann Whyte of Rutland, interview by author, 1 April 1996. Lived at 10 Wallace Avenue, Rutland. Grandmother's house, Mrs. Sarah Burke. Daughter of Joseph and Mary Whyte.

¹⁹ Rutland Vermont Municipal Zoning District Map 1948, and revised in 1960.

RUTLAND

VERMONT

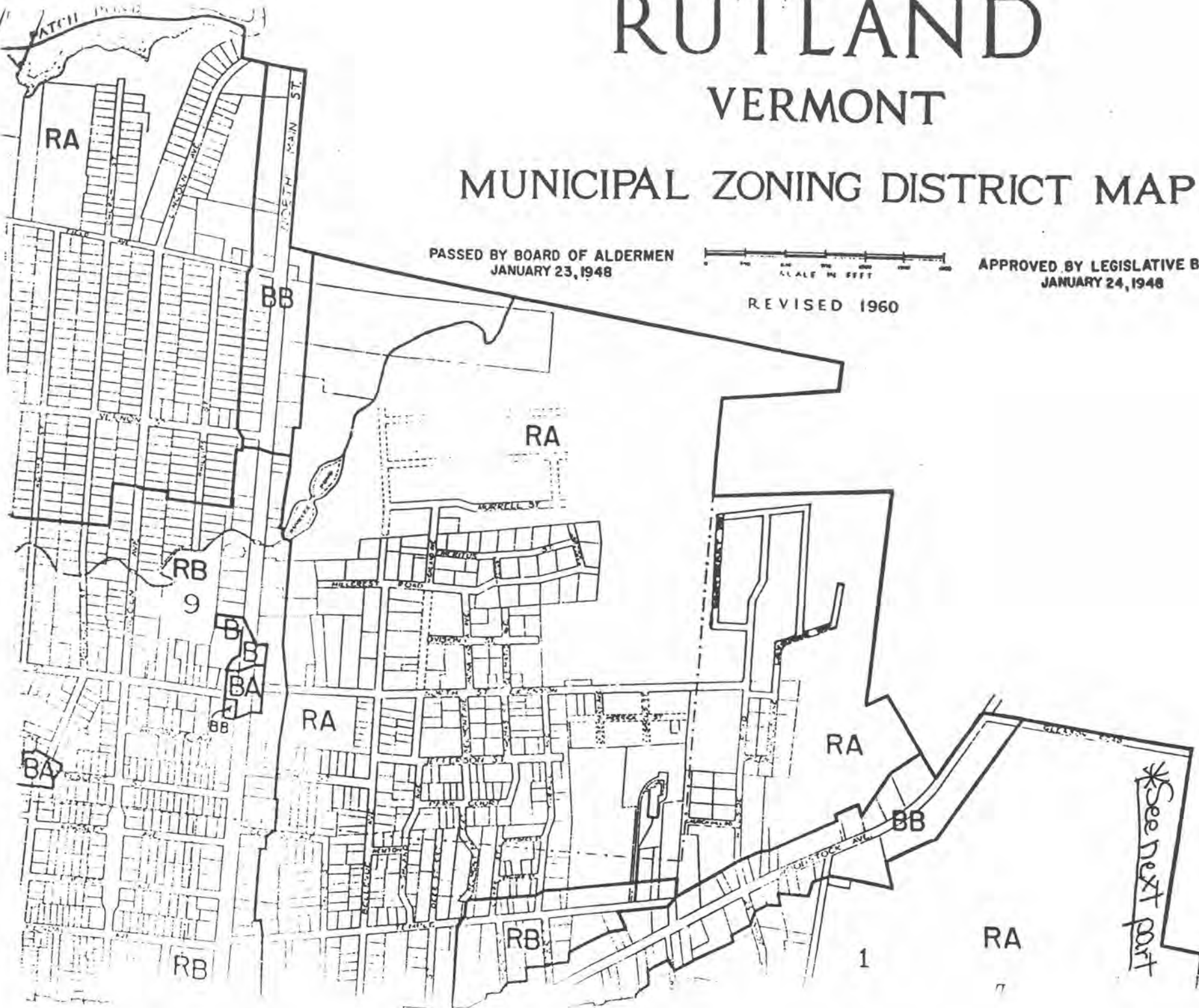
MUNICIPAL ZONING DISTRICT MAP

PASSED BY BOARD OF ALDERMEN
JANUARY 23, 1948



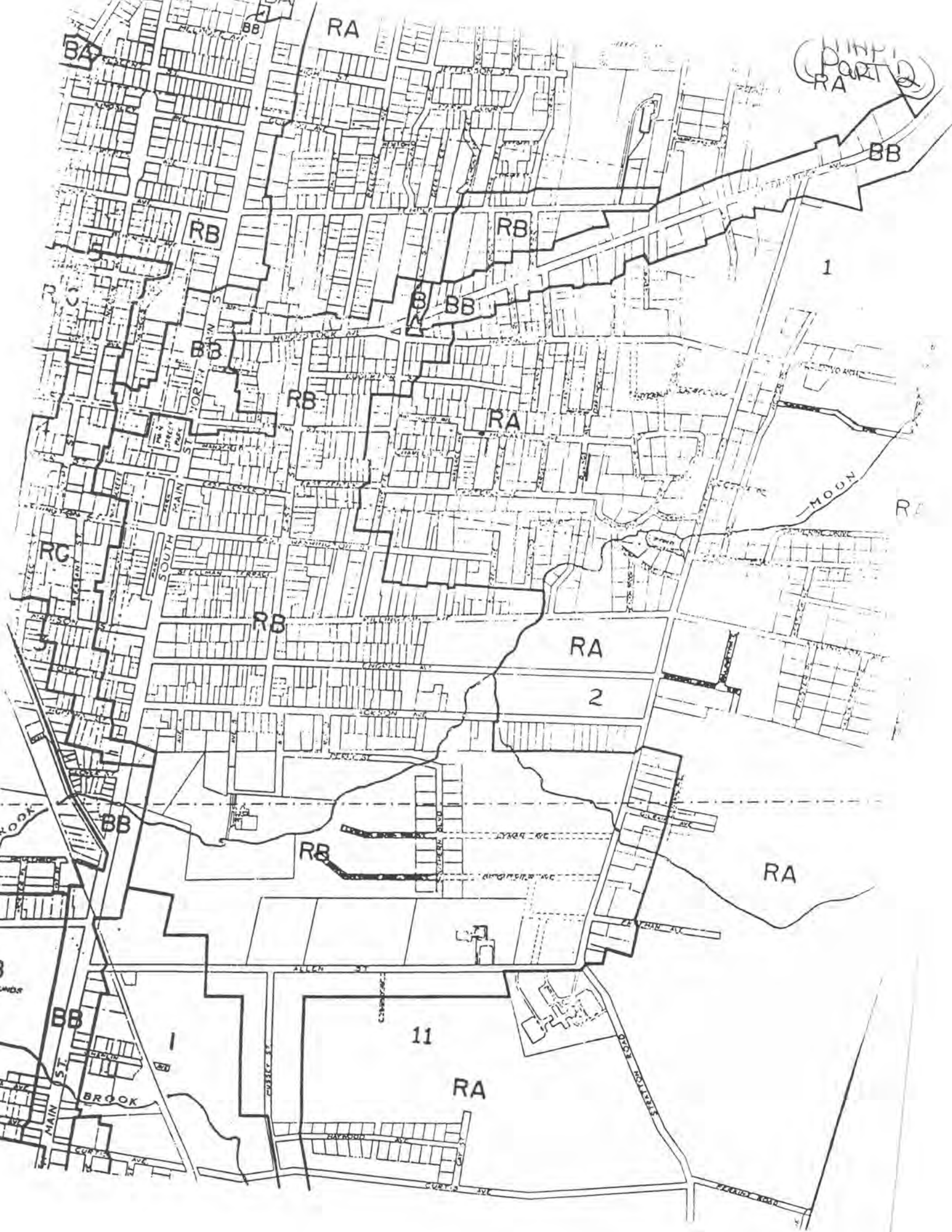
APPROVED BY LEGISLATIVE BODY
JANUARY 24, 1948

REVISED 1960



*See next part

(map 1)
(part 1)



In order to understand the geographic boundaries of the neighborhood it would be best to indicate some edges that existed.²⁰ The greater edges were: South Main Street to Woodstock Avenue to Stratton Road to Killington Avenue.²¹ **(Map 2, part 2).** However, of those people interviewed, the neighborhood was confined most closely to immediate streets within the center of the district. The neighborhood contained within this area is approximately 1/8th square miles. **(Appendix C).**

The neighborhood that spreads out from Howard Avenue includes Billings Avenue as an eastern border, Easterly Avenue was a southern border, and Wallace Avenue was a western border. Within these streets lie Sargent Avenue and Taft Avenue which run north and south. An extending street, Dartmouth, connects this neighborhood with an adjacent one. However, from those interviewed, most families associated within the original neighborhood.²² Dead end streets back up to Howard Avenue that make a border also. Streets such as Edgerton, Birchwood, Charles, and Lafayette gain access, to and from, the neighborhood. These particular streets were established with homes dating from at least 1922 through the 1940s.²³ **(Map 3).** Although these were older homes and families there may have had older children, there were connections to the neighborhood. From Howard Avenue as a starting point, emerged a network of relationships between people, their work, and activities, that expressed life in the 1950s. These relationships extended into the greater community and contributed to the growth of Rutland City.

²⁰ Kevin Lynch, *The Image of the City*, (Cambridge, Mass. MIT Press) 1960, 62. Edges are define as, "linear elements not considered paths, they are usually, but not quite always the boundaries between two kinds of areas".

²¹ Map of Rutland Region, Vermont, section D-5 on map, 1996.

²² Randall, interview.

²³ Map: Land of W. W. Nichols and Others Plan 849-AL, 1922 City of Rutland. The lots were smaller during this period but by 1937+ the lots were approximately 50 feet by 150 feet by plan 849-L, 1948-64.

(MAP 2)
(Part 1)

(MAP 2)
(Part 1)



RUTLAND CITY MAP

LEGEND

- Highways
- Other Roads
- City Limits
- Church
- Library
- Location and Number

SCALE OF MILES

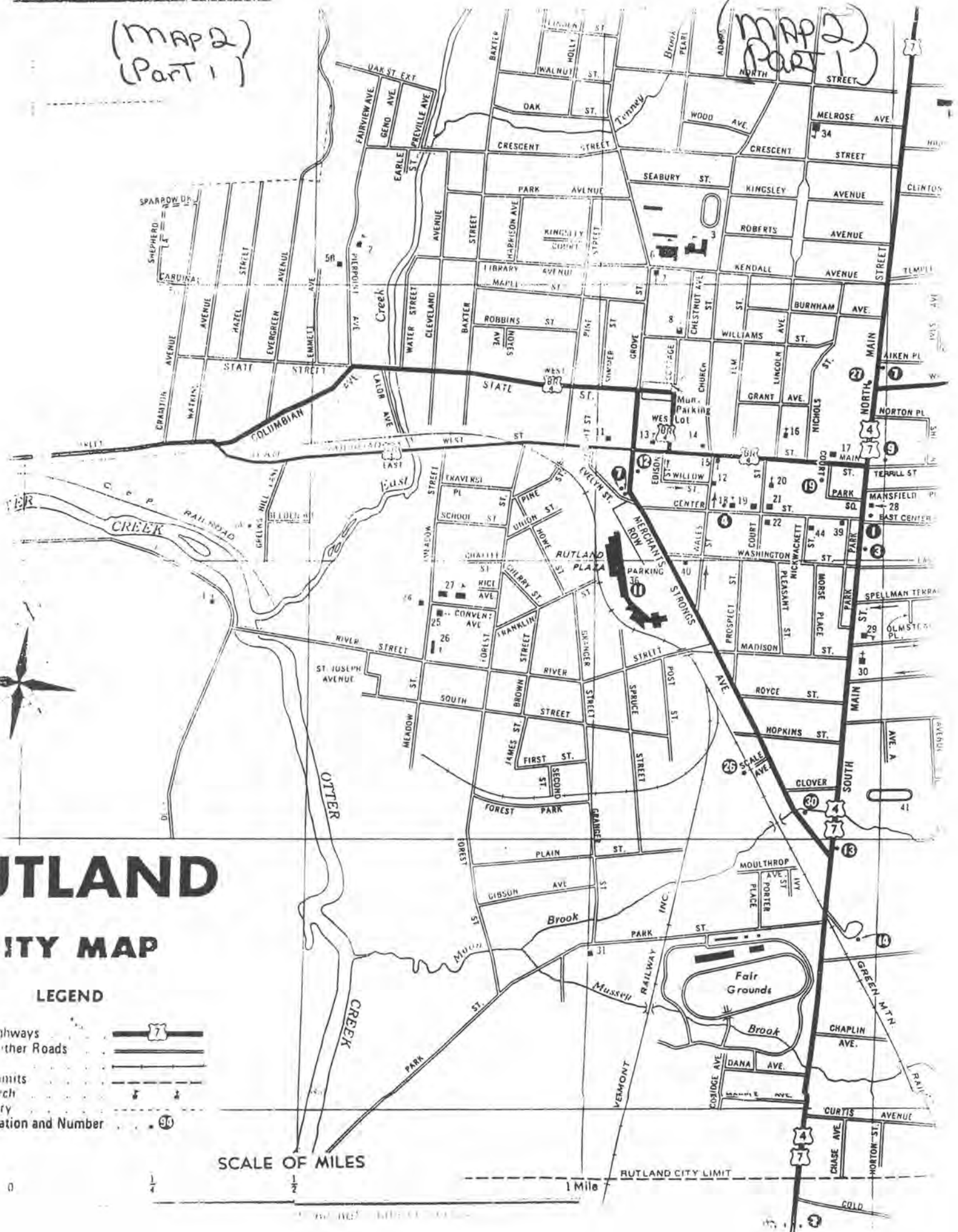
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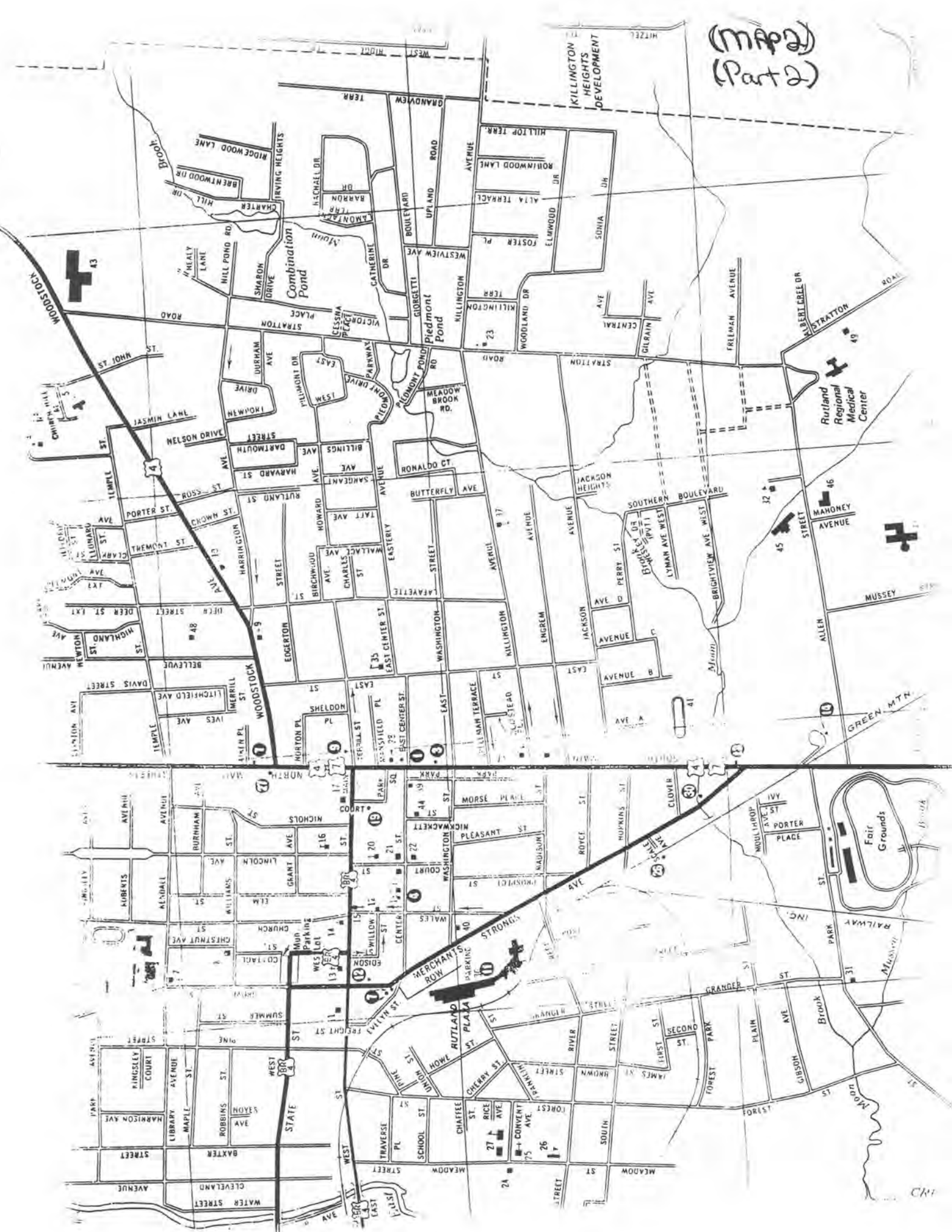
1/2

1 Mile

RUTLAND CITY LIMIT



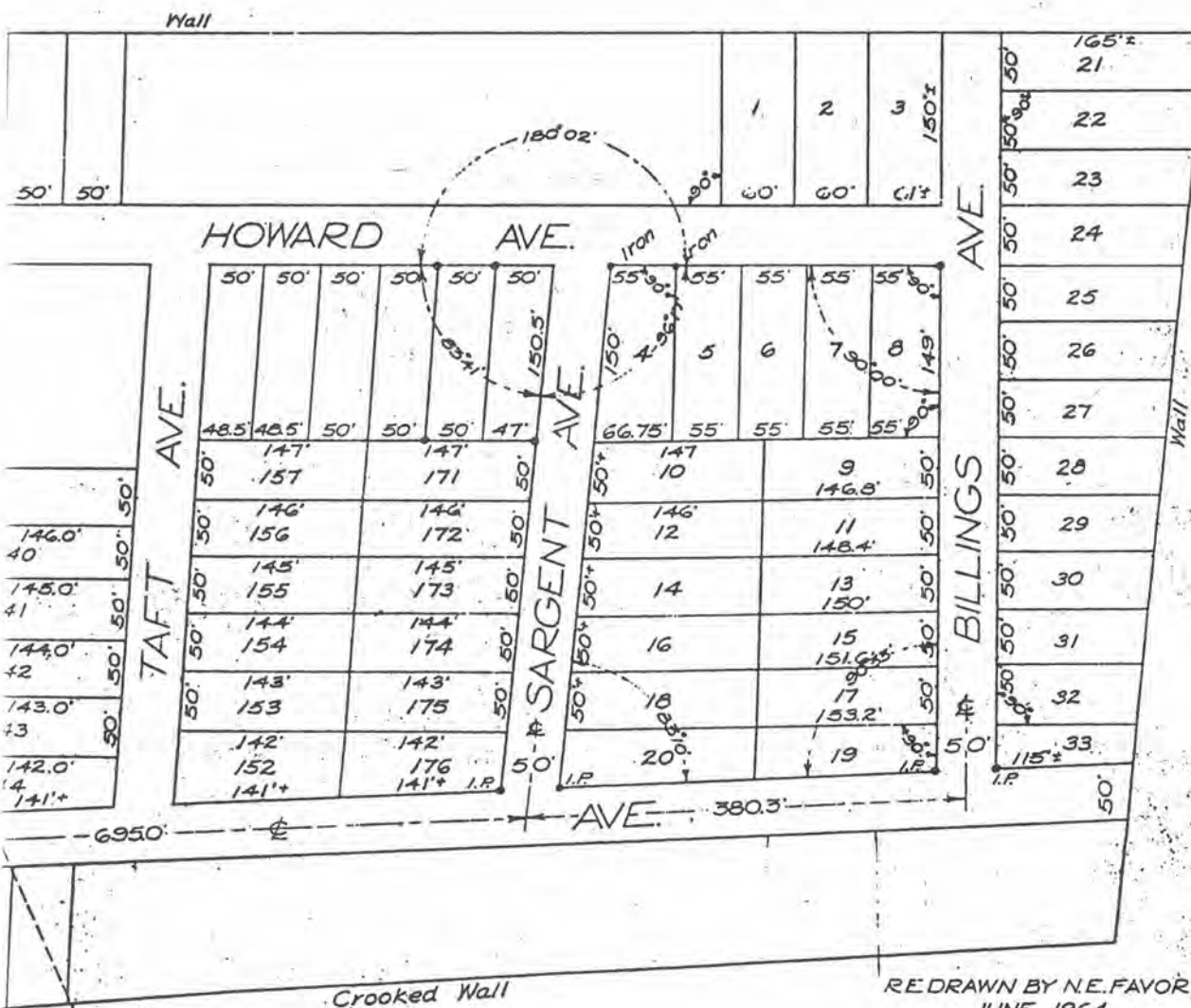
(MAP 2)
(Part 2)



LAND OF W. W. NICHOLS AND OTHERS

Scale 1"=100 Ft. A.C. Grover, C.E.

Note: Dimensions & Angles shown thus - - - - - added from street survey of 1948 - NB 169, P 101 etc. - I.P. added shown thus o





OVERALL GROWTH OF THE ECONOMY

BUSINESS AND INDUSTRIAL CHANGES

There was a progressive philosophy for growth in Rutland City during the 1950s. Mayor Dan Healy stated, "We are moving ahead steadily to make us a Grade A community in every respect."²⁴ There were signs of growth during this decade. In 1953-54, the northeastern section of the city constructed a new water reservoir. This was designed to alleviate the shortage of water for a growing city. However there was a greater purpose, for the reservoir made Rutland City a more desirable location for industry.²⁵

Rutland City also had its drawbacks. In 1953-54 there was a call for the creation of a municipal auditorium to be constructed. It was meant to encourage people to visit Rutland. It was believed that the city could not meet the needs of anticipated visitors.²⁶ However, the project never materialized.

More signs of growth were evident with the construction of a new modern factory, the Tampax Company, which was to be completed in 1955.²⁷ The city pressed for heavy industry to develop new employment opportunities in the area. In 1954, Central Vermont Public Service constructed a new building on Grove Street in Rutland, adding to this progress.²⁸

²⁴ City of Rutland Annual Report, July 1, 1953-June 30, 1954. "Mayor's Message" 11

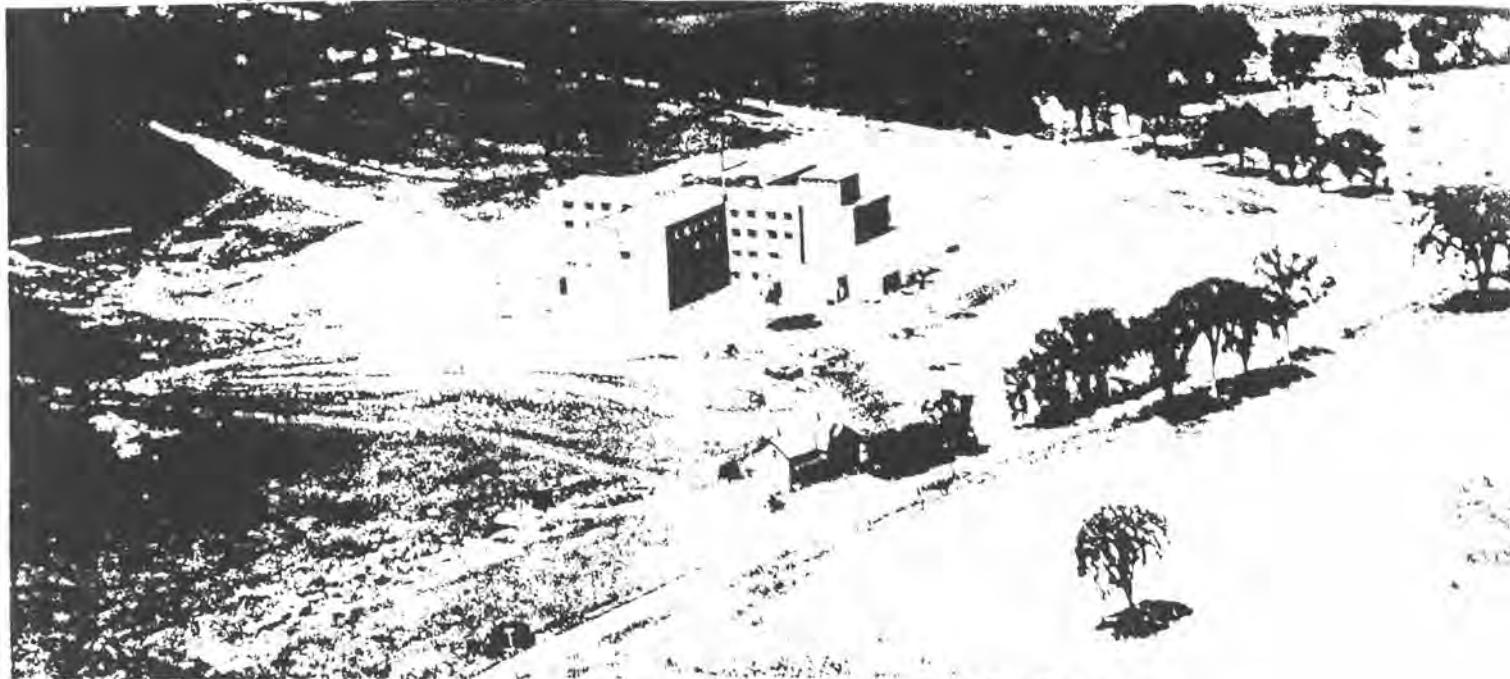
²⁵ City of Rutland Annual Report, July 1, 1953-June 30, 1954, 12.

²⁶ Ibid., 12.

²⁷ Ibid., 13.

²⁸ City of Rutland Annual Report, July 1, 1954-June 30, 1955.

With this progress, came the problems associated with improvements, which were taxes. By 1955-56, Rutland City was beginning to experience a deficit that had doubled the previous year.²⁹ However, Mayor Dan Healy tried to justify the tax situation when he stated, "No one should feel alarmed over the situation, however, as it is typical of almost every community in the country."³⁰ With the addition of new schools, roads, and other improvements the deficit reached \$102,584.20 with total expenditures breaking \$2,438,357.36 in 1958.³¹ As these conditions continued throughout the decade, the Southeast section of the city also showed changes that included the new Rutland Hospital, built during this period.



New hospital under construction on site of old Chaffee farm

(Figure 1)

"Rutland Historical Society Quarterly" (Vol. XXXVI No.1) 1996, 38.

²⁹ Ibid., The deficit was \$32,185.50 in 1954 and rose to \$67,395.82 in 1955.

³⁰ Ibid., "Mayor's Message 1955-56.

³¹ City of Rutland Annual Report, July 1, 1957-June 30, 1958.

In 1956, the people of Rutland City were told that, "Rutland, like all cities, towns and states, is finding it difficult to meet expenses, having in mind the ever increasing services desired by the public of today, and also the ever increasing cost of labor and materials".³² Rutland did have difficulties when the marble slate industry and the Rutland Railroad were on the decline. There was great concern that Rutland City began to die. However, an attempt was made to encourage new industry and create new jobs through alliances such as the Rutland Development Corporation. The Rutland Development Corporation was founded in 1937, but After World War II, it changed to an industrial foundation, that also became a non-profit organization.³³ According to Robert Franzoni Sr., this corporation helped to bring industries such as General Electric and Tampax to the area, along with other small scale industries.³⁴ There were difficulties, but the transitions were not as dramatic since there was not a "major unemployment upheaval"³⁵ Furthermore, training for new jobs was provided through their involvement.

Other businesses such as: Samica Corporation, Moore Business Forms, Martool & Engineering, and Cold River Industrial Park were formed here, in the 1950s. Carris Reels provided more employment as its business expanded.³⁶ The Rutland Chamber of Commerce, along with the *Rutland Herald*, and other local business people contributed to the needs of Rutland City in the 1950s. John Sabatase confirmed that businesses on

³² City of Rutland Annual Report, July 1, 1956-June 30, 1957.

³³ *Sunday Rutland Herald* and *The Sunday Times Argus*, "Episodes from Herald History: The Newspaper and Economic Development" by Robert W. Mitchell, 18 August 1991, 40.

³⁴ Robert Franzoni Sr. of Rutland, interview by author, 20 March 1996. Lived with his wife Janet, and sons, Robert and David, at 8 Wallace Avenue, Rutland.

³⁵ *Sunday Rutland Herald* and *The Sunday Times Argus*, "Episodes from Herald History: 40.

³⁶ *Ibid.*, 40.

Strongs Avenue, clearly were thriving, not only in the 1950s, but also until the present time.³⁷

EMPLOYMENT AND OCCUPATIONS OF NEIGHBORS: CONNECTIONS TO RUTLAND CITY

Back in the 1950s, the Palms Restaurant established a sportsmen's lounge that became a gathering place for many people in Rutland. It also has been well known for sponsoring local sports teams throughout the region. It not only served the greater city, but also the neighborhood experience. In addition, Luigi Sabataseo was a Rutland City School Commissioner in the 1950s, which illustrated his personal interest in the neighborhood.

Other neighbors from the Howard Avenue area also interacted with the community. For example, Bernie Donahue was employed with an insurance underwriter's company called Equifax in the 1950s. Mr. Donahue associated with Bennett D. Bell, the proprietor of Bell & Clark Insurance Agency in Rutland, who also was part of this neighborhood.³⁸ Emmett L. Fagan was an assistant manager for Metropolitan Life Insurance Company and a member of the Rutland City Zoning Board.³⁹

On a larger scale, there were businesses that provided employment opportunities for Rutland City, such as, Walter Randall who owned and operated "Randall Company, Incorporated", from the 1940s to the 1980s. It was a plumbing company serving the

³⁷ Sabataseo, interview.

³⁸ Bernie Donahue, interview by author, 8 April 1996. Bernie and Martha still live at 50 Edgerton Avenue, Rutland.

³⁹ Mannings (Rutland City Directory) 1957, 68.

Rutland area.⁴⁰ William C. Carbine Jr., was the president of Carbine-Anderson Incorporated which also offered employment for the community.

There were individuals who had specialized professions. For example, Debbie Arnold's father, Hendrick, provided computer payroll services to Rosenblat's Dress Factory, Carris Reels, and other area businesses. In addition, he later became a partner in Wilson's Camera and helped to manage it.⁴¹

James Whalen was a pharmacist in the 1950s, who had previously owned and operated Whalen's Drugstore in Wallingford, Vermont. When he and his family moved to Howard Avenue he was employed with Shagren's Drugstore and then with Beauchamp & O'Rourke Pharmacy in Rutland. Interestingly, many of his customers continued with his services, as he moved from one location to another.⁴²

There were many neighboring professionals. Dr. Gray S. Clark, Dr. Louis Esposito Sr., and Dr. Maxwell H. Thompson, were just a few of the doctors who lived in the neighborhood. Edward G. McClallen, Jr., was a lawyer and judge in Rutland's Municipal Court. Christopher A. Webber Sr., was a lawyer and a banker in the 1950s.

Robert S. Franzoni Sr., was the president and treasurer of Wilson Sports Equipment Incorporated; vice-president of Wilson's Boys & Students Store, Incorporated; and later established Wilson's Camera in Rutland City. According to Mr. Franzoni, the 1950s was an era of prosperity. It was a time when more opportunities were available to people.

⁴⁰ Randall, interview.

⁴¹ Debbie Arnold Franzoni, interview by author, 24 March 1996. Debbie is the daughter of Hendrick and Patricia Arnold of 29 Howard Avenue, Rutland.

⁴² Mary Ellen Whalen Shaw, interview by author, March 1996. Mary Ellen is the daughter of James and Florence Whalen of 24 Howard Avenue, Rutland. Mary Ellen and her husband presently live at this address.

One possible means of improvement came from another extension of the G. I. Bill; "If you owned 50% of a business you could possibly borrow money to expand the business."⁴³ In addition, as a bank director for Rutland County National Bank, Mr. Franzoni indicated that when considering buying a home, purchasing more than one lot was considered a good investment. Lending institutions such as the Rutland County Building and Loan also encouraged this practice.

Mr. Warren Bolin was associated with the Rutland Savings Bank in the 1950s. He also was active in lending and investments in the Rutland city area. Borrowing was more affordable through the Veteran's Administration that guaranteed a percentage of a loan, through this, the mortgage rate could be lower. Furthermore, if someone did default on a loan, the V A or the lending institutions, did not bear all of the burden. It became a "good lending vehicle for the community."⁴⁴

Warren Bolin was also deeply involved in the greater community. He participated in organizations such as: the Rutland Chamber of Commerce, Rutland Rotary, United Way, and others. This type of involvement was expected by the position one had in the community. It was a function that was also satisfying as it assisted people in and around the city.⁴⁵

Florence Whalen was a part-time working mother at Landon's Hardware after 1957-58. Few mothers worked apart from the home. This was especially true while children

⁴³ Robert Franzoni Sr., interview.

⁴⁴ Warren Bolin, interview by author, 4 April 1996. Warren lived on Killington Avenue in the 1950s. He married Eileen Thompson of Birchwood Avenue in the 1960s. They now reside on Ross Street. Mortgage rates were approx. 3 & 1/2 - 4%, inflation approx. 1 & 1/2 %, and down payments on loans were approx. 5% or less (with G. I. Bill, VA loans) in the 1950s. (Based on memory).

⁴⁵ Warren Bolin, interview.

were very young. However, taking positions on a part-time basis became more popular as their children entered middle-school or high school in the 1950s.⁴⁶ Martha Donahue was a full-time bookkeeper and stenographer for Ryan, Smith, and Carbine before having children. She did return to the work force after the children were older.⁴⁷ Mildred Randall was employed as a secretary for Lincoln Iron Works but stopped to raise her family also.⁴⁸

There were other women from the neighborhood who worked in professions, such as, teaching and nursing. Anne Keenan was a night-duty private nurse, while most mothers were home.⁴⁹ Leda Kassner and Marion Corbett, were school teachers who lived and taught in the neighborhood.

Rarely did women of this neighborhood have business experiences in addition to their family obligations, but there were a few that existed in the 1950s. Dorothy Sabatase contributed her skill and love to the family's restaurant. Her sons spent much of their time in and around The Palms, while she worked. Another example was, Mrs. Libby Z. Lash, the president and treasurer of the Union Furniture Company, Incorporated.

This neighborhood was a blend of families of different ethnic and religious backgrounds, but was firmly bound in similar class lines, values, and morals. Not only were there professionals in law, banking and finance, medicine, and sole proprietorships of businesses, but also teachers, postal workers, salespersons, newspaper employees, and

⁴⁶ Whalen Shaw, interview.

⁴⁷ Bernard Donahue, interview.

⁴⁸ Gary C. Randall, interview by author, 26 February 1996. Son of Walter and Mildred Randall, 11 Sargent Avenue, Rutland.

⁴⁹ Eileen Keenan Johnson, interview by author, 17 March 1996. Daughter of William and Anne Keenan of 36 Easterly Avenue, Rutland.

firefighters. Each contributed in their own way, to the neighborhood experience in the 1950s.

MOVEMENT INTO THE NEIGHBORHOOD AND REFLECTIONS

In 1953-54, Luigi Sabataseo and his family had a new home built at 37 Howard Avenue.



(Figure 2)

Courtesy of John Sabataseo : Picture of John as a boy in front of his new home on Howard Avenue, approximately 1953-54.

Like many others who came to live there, they desired more space for their families to grow. This meant moving from inner city dwellings or from other surrounding towns, such as Brandon or Wallingford. The migration during this period of time also aligned

people of similar socio-economic backgrounds. Therefore, settling on the Hill brought people together who worked or associated with in their daily lives⁵⁰.

William C. Carbine and his spouse, Barbara, had lived in an apartment on Hazel Street before moving to, 8 Howard Avenue.⁵¹ They moved into a home that was previously owned by Ernest W. Haigh. It was built prior to 1947.⁵² By 1957, the Haighs moved up the block to 23 Howard Avenue, where they remained within the same neighborhood.

Gordon C. Goodrich, the proprietor of Tossing Funeral Home, lived at 30 Howard Avenue and also owned an adjoining lot 33. This became a favorite gathering place for ice skating in the wintertime. The family would flood an area of the lot so it would freeze. Night skating was popular in the neighborhood when neighbors turned on outside lights, to shine over the lot.⁵³ The neighborhood was safe then. According to Eileen Thompson Bolin, families felt so safe that they did not lock their doors.⁵⁴ Those who lived there knew one another, especially those who were within Howard Avenue and extending to Birchwood Avenue.⁵⁵

⁵⁰ "Quadrennial Appraisal of the Real Estate in the City of Rutland" (Novak Printing Company) 1947. Found in the Department of Public Works, Rutland.

⁵¹ Gerald W. Carbine, interview by author, 22 February 1996. Son of William C. Carbine Jr. and Barbara.

⁵² "Quadrennial Appraisal" of 1947, 63.

⁵³ Whalen Shaw, interview.

⁵⁴ Warren & Eileen Thompson Bolin, interview.

⁵⁵ Debbie Arnold Franzoni, interview.

The Whalen family moved to Howard Avenue 1954, approximately. Closeness to the city and the Rutland Hospital were also reasons for families to settle there. Their home was existing prior to 1950 and has not changed to this day.⁵⁶



(Figure 3)

Courtesy of Mary Ellen Whalen Shaw. This is a picture of Mary Ellen in front of her home at 24 Howard Avenue, in 1954. The house has not changed in appearance. It looks the same in 1996.

The Whalen's also owned an adjacent lot. These were like buffers between other homes. Some lots became sandlot baseball fields for the children who lived nearby. Boys and girls of all ages found these spots great places to build play camps.⁵⁷ These play areas disappeared with the decades that followed.

⁵⁶ Whalen Shaw, interview.

⁵⁷ Whalen Shaw, interview. Lot # 19 was a typical site for play.

Residents on Birchwood Avenue, such as, Dr. Louis & Margaret Esposito Sr. and Dr. Maxwell & Gladys Thompson, were well established in this older section of the neighborhood. The Esposito family liked the existing house since it was a corner lot. It was especially attractive because, "It was large enough to accommodate family growth."⁵⁸ The family was the main theme focus of the 1950s when searching for the ideal home. Likewise, children who lived in the neighborhood, "Knew who made cookies, and who would chase you home."⁵⁹

Edgerton Avenue is farther away from the neighborhood, although it also was connected to it. The Donahues built their home and settled into this section of the neighborhood by 1951. Bernie and Martha reside there to this day.⁶⁰



(Figure 4) Courtesy of Bernie Donahue. Picture of Bernie with his children, Alan and Pat. Winter 1955-56. Their home is located at 50 Edgerton Avenue. Bernie and his wife, Martha, still live there.

⁵⁸ Esposito Jr., interview.

⁵⁹ Warren & Eileen Bolin, interview.

⁶⁰ Bernard Donahue, interview. Bought 2 lots on Edgerton which was a typical buying practice at that time.

Bernie's brother, John E. Donahue, and family also built a home close by. He built a home at 15 Easterly Avenue.⁶¹ Other neighbors on Easterly Avenue were, The Keenans, formerly of Rutland, but had lived out of the area prior to 1952. At that time, they moved to 36 Easterly Avenue. The Mayres and the Russells were close neighbors to the Keenans. This street was also a connection that allowed entrance, into and exit from, the neighborhood. It also experienced the most growth in housing of all these streets in the 1950s.

Wallace Avenue runs north and south and all the houses built on this block, are located only the right side of the street. Eight homes occupied the street prior to 1947 and since then. This section of the neighborhood backs up to Howard Avenue. Prior to the addition of more homes as the 1950s progressed, these homes had greater views of the surrounding open land. In addition, they were like extensions of backyards for the children to explore.

The Franzoni family moved from Killington Avenue to Wallace Avenue about 1949. The lot had a big back yard for their two sons to play and explore. Their primary reason for relocating within the neighborhood, was to be closer to Dana School. The school was located on East Street and East Center Street, which was a few short blocks away. Traffic and safety were concerns when they had lived on Killington Avenue.⁶² It was already becoming a busy access road through the city.

Billings Avenue was an edge or boundary for the neighborhood in the 1950s. The Webbers built their home on Billings Avenue, in the early 1940s. They had moved there

⁶¹ Donahue, interview and "Mannings Rutland City Directories" 1948-1958.

⁶² Robert & Janet Franzoni Sr., interview.

shortly before their son Chris was born. Two more homes were built on the street by 1949. The fourth home built on Billings Avenue was added by 1954. It separated into another housing development by the 1960s, the Piedmont Pond area. Homes from this point and eastward appeared to be more modern in architectural design. These were larger ranch styled homes with larger lots of land.

Sargent Avenue runs north and south, and connects to both Howard Avenue and Easterly Avenue. This small street possessed two houses built before 1950. One was owned by Edward S. Merritt built in 1949. The Randall's of 11 Sargent Avenue made an addition to their home in the 1950s. By 1958, three more homes were built on the block.

Taft Avenue also ran north and south, and connects to both Howard Avenue and Easterly Avenue. It did not have any homes built on the street during the 1950s. The open lots became natural play areas for the children who lived nearby. For example, the lot that was considered 20 Howard Avenue, had a large fallen tree which became known as "the tree".⁶³ It was a meeting place for children in the neighborhood.

⁶³Whalen Shaw , interview.



(Figure 5) Courtesy of Mary Ellen Whalen Shaw. Picture of Mary Ellen on the tree, a meeting place for children, during the 1950s.

Much had changed from the 1940s. Concern over the development of land in this area did exist. Farm land, fields, and orchards slowly disappeared as houses gradually filled the landscape.⁶⁴

⁶⁴ Eileen Thompson Bolin, interview.

GROWTH IN HOUSING NATIONALLY, LOCALLY, AND IN THE NEIGHBORHOOD

In the Post World War II period, optimism was high in the minds of Americans. Veterans returning from war were determined to secure a better life. With the federal government's adoption of the G. I. Bill of Rights, came the creation of a positive spirit towards growth, not only for the individual, but also for the country. "By guaranteeing loans for veterans, it assured builders of a mass market"⁶⁵ in constructing new homes. The Federal Housing Administration and the Veteran's Administration contributed to this function.

Large housing developments sprang up throughout the nation. However, in Vermont, the nature and size of development was not as prominent. Peripheral growth of Rutland City developed during the 1950s and continued north and easterly, still within city limits. Houses built, for example in this neighborhood, grew on an average of 2 or 3 each year.⁶⁶ (Appendix D).

One builder and real estate developer was Dwight F. Chellis, who promoted National Homes in Rutland City. Pre-fabricated homes became popular during this period. More importantly, they were affordable. Homes on Easterly Avenue were examples of this type of housing construction. These homes appeared to be duplicates of each other then. The trend was typical of the post World War II period.

⁶⁵ William L. O'Neill, American High: The Years of Confidence, 1945-1960 (New York: The Free Press) 1986, 15.

⁶⁶Randall, interview. & Mannings Rutland City Directory 1958.

In Rutland City, 1953-54, there was construction of approximately 50 new homes.⁶⁷ 1954-55, there were 56 new homes.⁶⁸ Then in 1955-56, there were 64 new building permits added to construction, in Rutland.⁶⁹ In the new Mayor's Message, by Francis F. Waterman, he indicated that the city is expanding with new streets and 67 new houses. In addition filling stations and private garages were added. This also indicated an increased need for families with automobiles and increased mobility.⁷⁰ This trend in housing development continued through the end of the 1950s. Overall, in the streets that made up this neighborhood, approximately 17 new homes were built between 1954 and 1958 alone.⁷¹

GROWTH LEADS TO NEEDS FOR TRANSPORTATION

Rutland began a Building Roads Program in 1949, to meet the needs of expansion, throughout the city. By 1952-53, US Route 4, was completed as a major highway. Route 7 reconstruction of North and South Main Street, was finished by 1955. Highway improvements were paid by the "Federal-State-Urban Program." However, the Federal Government paid 50% of the cost, the State paid 25%, and the Rutland City contributed 25%.⁷² This type of road development was occurring across the nation in the 1950s.

⁶⁷ City of Rutland Annual Report, July 1, 1953-June 30, 1954.

⁶⁸ City of Rutland Annual Report, July 1, 1954-June 30 1955.

⁶⁹ City of Rutland Annual Report, July 1 1955-June 30, 1956.

⁷⁰ City of Rutland Annual Report, July 1, 1956-June 30, 1957. Filling stations are equivalent to gas stations in 1996. Private garages refer to auto repair shops owned by sole proprietors.

⁷¹ Mannings City of Rutland Directories 1948-1958 & the Quadrennial Appraisal, 1955 & based on interviews. Streets included were: Howard, Birchwood, Easterly, Taft, Sargent, Billings, Wallace, Edgerton, Rutland, Harvard, and Dartmouth.

⁷² Ibid.

Travel and mobility in general, were made possible. It also permitted migration away from the center of the city.⁷³

Local streets within the neighborhood were added or improved during this period. Renewal of older streets also was conducted throughout the decade. Watching the roads being paved, was a favorite pass-time for children in the neighborhood.⁷⁴ Along with roads came additions of street lights, sidewalks, and curbs.⁷⁵ Depot Park was built to "accommodate approximately 190 cars" in 1954.⁷⁶



(Figure 6).

Cover picture: "The City of Rutland Annual Report," July 1, 1955-June 30, 1956.

Not all development was welcomed. Regarding Depot Park, in 1955 the mayor stated, "While many people originally opposed the construction of this facility, it is generally recognized now that this was a real step in the progress of our city."⁷⁷

⁷³ Joy Hakim, 55.

⁷⁴ Carbine, interview.

⁷⁵ City of Rutland, July 1, 1953-June 30, 1954.

⁷⁶ City of Rutland, July 1, 1955-June 30, 1956.

⁷⁷ Ibid., "Mayor's Message".

Concerns for transportation arose during the 1950s. In 1953-54, there was the problem of Rutland not having a passenger train service.⁷⁸ However, there were buses to Albany, New York City, and Boston in the 1950s.⁷⁹ This helped some of the transportation problem.

Rutland City also attempted to improve and develop the airport. "On October 1 1953, Northeast Airlines, Inc., commenced service to Rutland linking our city over their routes with Boston, Montreal, and New York",⁸⁰ But this service was short lived. Service was discontinued after that trial year. Then in May 1957, runway extensions were to be built. 50% of the funding was through the support of the Federal Government's "Civil Aeronautics Administration." The State of Vermont paid 25% and Rutland City absorbed 25%.⁸¹ However, these were desperate efforts to establish air transportation in Rutland.

The automobile was the main mode of transportation used. Considering those interviewed, families usually owned only one car. Women also drove, but the family car had to be shared. Sometimes spouses drove husbands to work so they could use the car during the work day.⁸² For example, Mrs. Webber drove while many of her friends did not have cars. The main use of the car was to do the food shopping.⁸³

Walking was an alternative either if a car was not available or if someone did not drive, in the 1950s. In addition, walking was the mode of transportation that was common for children going to school and recreational activities. However, since Mount

⁷⁸ Ibid., 63.

⁷⁹ Janet Franzoni, interview.

⁸⁰ City of Rutland Annual Report, July 1, 1953-June 30, 1954 63.

⁸¹ City of Rutland Annual Report, July 1, 1956-June 30, 1957.

⁸² Debbie Arnold Franzoni, interview.

⁸³ Mary Webber, interview by author, 3 April 1996. Daughter of Christopher A. and Esther Webber Sr..

Saint Joseph Academy was much farther for walking, the Donahue children were driven to school. This may have been a possibility for other families in the neighborhood.⁸⁴

NEW DILEMMAS FOR THE NATION THAT AFFECTED RUTLAND CITY

The hysteria of McCarthyism was very real in its effects upon the United States. Television was able to capture the inquisitions and influenced the American culture of the 1950s.⁸⁵ Fear of Communism had gripped people, particularly since the invasion of South Korea in 1950. While the *Rutland Herald* presented pictures and the latest updates on these dilemmas, most people did not experience any significant impact upon their daily lives.⁸⁶ However, "December 6, 1955, the Board of School Commissioners approved a School Civil Disaster Program and thus established a definite plan of action to be followed in any Civil Defense, or civil disaster, or emergency."⁸⁷ It was considered as a psychological benefit in the "Mayor's Message" that year.

Debbie Arnold Franzoni recalled the time of bomb shelters being constructed and hiding under desks during an air raid drill. This occurred on a nation-wide level. A typical stance for school children during an atomic air raid drill was to: "Kneel, clasp your hands behind your neck, cover your eyes with your elbows."⁸⁸ This was evident not only in public schools, but also in parochial schools. As a student at Immaculate Heart of Mary in the 1950s, Gary Randall also recounted the practice for air raid drills.

⁸⁴ Bernard Donahue, Interview.

⁸⁵ Joy Hakim, 42.

⁸⁶ Based on review of *Rutland Herald* newspapers in the 1950s by author & those interviewed by author.

⁸⁷ City of Rutland Annual Report, July 1, 1955-June 30, 1956, 18.

⁸⁸ Donald Katz, *Home Fires* (Aaron Asher Books, Harper Collins Publishers, New York) 1992. 46.

Underground bomb shelters were being sold at the Rutland City Fairgrounds during this period. Civil Defense signs were posted throughout the city. These were generally designated in basements of buildings.⁸⁹

While it appeared as though the Korean War did not have a direct impact on most of those interviewed, John Sabatase had profound memories of news broadcasts of the war. It stuck in his mind, since he had an uncle who had just returned from World War. There was an uneasiness of the period that may not have been visible on the surface, in the neighborhood experiences. Like the times, people were focusing on the good life ahead.

SCHOOLS AND EDUCATION IN RUTLAND CITY AND THE NEIGHBORHOOD EXPERIENCE

Improvements and additions to old schools, and construction of new schools, illustrated the impact of growth in neighborhoods of the 1950s. Beginning in 1948, Rutland City implemented a classroom modernization program that reached its goals by June 1956.⁹⁰ The Northeast School was built and opened in September of 1953. In addition, the older, Park Street School was under reconstruction.⁹¹ It was the last school building having two grades in a room..⁹² By the later part of the decade, the Northwest and Southeast schools were created. This reflected the desire to meet the needs of a growing city and a deep concern for the health, safety, and education of its children.

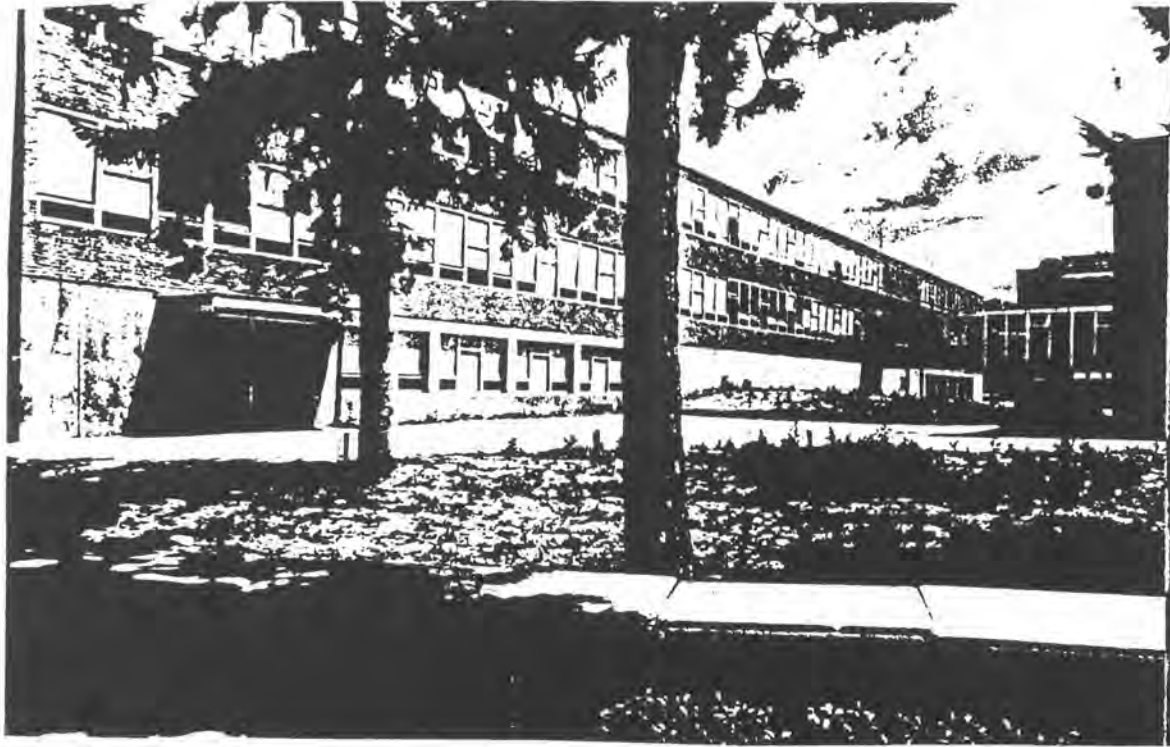
⁸⁹ Gary C. Randall, interview & John Sabatase interview.

⁹⁰ City of Rutland Annual Report, July 1, 1955-June 30, 1956.

⁹¹ City of Rutland Annual Report, July 1, 1953-June 30, 1954. The Park Street School was located at the present location of the "Mission".

⁹² Ibid.

The Meldon School was replaced by the construction of a new Rutland City Junior High School in 1957.



(Figure 7)

"City of Rutland Annual Report, July 1, 1956-June 30, 1957," cover page.

This was built adjacent to the High School itself. The addition was considered to be representative of the "progressive spirit of our people."⁹³

Education in the 1950s, was challenged by the need to meet the changes in technology and reflected competition with the Soviet Union. So important was this issue,

⁹³ City of Rutland Annual Report, July 1, 1954-June 30, 1955. 18.

Congress passed the National Defense Education Act in 1958, which was to provide funding for colleges, laboratories, textbooks, and other facilities.⁹⁴

Education for men and women in Rutland City was improved. Job training in trades occurred between 1946-1957. In addition, the Veteran's Administration, Vermont State Department of Education, and Rutland Public Schools contributed as sponsors of this educational progress.⁹⁵ For girls like Mary Webber, college was encouraged. Her mother was instrumental in guiding Mary on this path. This disconnected Mary from the neighborhood experience in the 1950s but there are still "emotional ties" that exist.⁹⁶

What to teach was also considered. Math and science were a main focus, in addition to the improvement of reading and writing skills. Homemaking was an added program because it was believed, "It would fill a real need for many girls."⁹⁷ John Sabataseo enjoyed his school days. He recalled critical topics discussed in his High School, Mount Saint Joseph Academy. For example, in 1958-59, James Davidson, a school teacher in John's sophomore year, conducted a class that projected the problems the nation might face in the future. Students were asked to imagine what the world would be like for them. Issues such; as over-population, environmental pollution, and nuclear power were proposed. Looking back, John was proud of his educational experiences.⁹⁸ Education at the high school level channeled students into particular groups and ability levels. Mount Saint Joseph Academy provided a business program that was targeted for girls. It was

⁹⁴ William L. O'Neill, 36. The "Sputnik" launching catapulted the "space race" between the United States and Soviet Union & became a central theme.

⁹⁵ City of Rutland Annual Report, July 1, 1956-June 30, 1957.

⁹⁶ Mary Webber, interview.

⁹⁷ City of Rutland Annual Report, July 1, 1954-June 30, 1955.

⁹⁸ Sabataseo, interview.

secretarial and bookkeeping coursework that aimed for placements of students in the community.⁹⁹

Workshops for teachers were also promoted.¹⁰⁰ Problems still arose. There were not enough schools or teachers, for the "Baby Boom" that occurred, after World War II. By the end of the 1950s, the loss of State Construction Aid was a threat.¹⁰¹ The cost of education was a critical concern and has continued to be a tremendous problem throughout America. "As public education was financed almost entirely by property taxes, the cost of expanding it devolved for the most part upon home owners."¹⁰² To add to these woes, in 1957 the mayor indicated there was "serious over-crowding in the Dana and Northeast schools."¹⁰³ This reflected the continued growth of the northeastern edges of Rutland City. To off-set the negative aspects of this period, according to the Rutland City Annual Report of 1956-57: "Rutland appears extremely fortunate in that we have the advantage of good organization and community support without the vicious drawback of overcrowding and the accompanying big city problems of delinquency."¹⁰⁴

The attitude towards education in this period, dictated to children to, "Do as your teachers say." Parents trusted what teachers did, without challenge.¹⁰⁵ Marion Corbett, a teacher at Dana School in the 1950s, recalled parents being much more supportive of

⁹⁹ Bolin, interview.

¹⁰⁰ City of Rutland Annual Report, July 1, 1955-June 30, 1956, 19.

¹⁰¹ Ibid.

¹⁰² William L. O'Neill, 34.

¹⁰³ City of Rutland Annual Report, July 1, 1956- June 30, 1957.

¹⁰⁴ Ibid.

¹⁰⁵ Debbie Arnold Franzoni, interview.

schools. The Parent Teacher Association was thriving at that time.¹⁰⁶ Leda Kassner taught in Dana School in the 1950s. Teaching third grade in 1957-58, Leda lived at 19 Easterly Avenue with her husband George. They settled there in 1951. Of students she said, "The children were more motivated and tried harder to do well in school."¹⁰⁷ Respect was not a question. Parents and teachers had good relations and understood each other's roles.

CHILDHOOD EXPERIENCES OF THOSE WHO LIVED IN THE NEIGHBORHOOD

Organized recreational activities were promoted in the 1950s, by Rutland City and the area schools. In addition, playgrounds were constructed or renewed during this period. The White Playground was finished in 1957-58, that added recreational facilities to the Southeast portion of the city.¹⁰⁸ Sewing clubs, stamp collecting clubs, a girls' modeling club, and teen golf were just some of the organized activities available.¹⁰⁹ Through area schools, Girl Scouts and Boy Scouts, were possible organizations for children to join. These were just a few special activities remembered.¹¹⁰

The rise of organized children's athletic groups was evidenced by the increased number of children who participated during the decade. The Babe Ruth League was

¹⁰⁶ Marion Corbett, interview by author, 26 February 1996. Marion lived with the Richard's Family, 25 Howard Avenue from 1943-1955. She moved with the family to relocate on Kendall Avenue in 1955.

Based on memory.

¹⁰⁷ Leda Kassner, interview.

¹⁰⁸ City of Rutland Annual Report, July 1, 1957-June 30, 1958.

¹⁰⁹ City of Rutland Annual Report, July 1, 1953-June 30, 1954, 60

¹¹⁰ Sabatase, interview.

formed in the Summer of 1956. Basketball and baseball became more popular and were supported by the city's Recreation Department. Softball for girls and volleyball were added by 1957-58.¹¹¹

. Attending school dances was another favorite of these youths. Several dance studios on Merchant's Row, offered lessons to boys and girls.¹¹² Debbie Arnold recalls taking ballroom dancing on Friday nights. She and several agemates would take lessons and then go to Woolworth's for candy apples.

Agemates tended to play together. There appeared to be two groups of agemates. One group was Mary Ellen's being about 10 years old. Her friends were within three or four years difference. Elaine Carrigan and Mary Ellen were friends who walked to school. Most of her friends went to Dana but Elaine attended Christ the King. Their relationship was not affected by this difference. Another group was approximately ten years older than Mary Ellen, that included the Webber, Haigh, O'Neil, and Goodrich families. It covered both the older and newer sections of the neighborhood. Regardless of ages, "There was always plenty to do and friendships were lasting."¹¹³

¹¹¹ City of Rutland Annual Report, July 1, 1957-June 30, 1958.

¹¹² Mannings Rutland City Directory 1958, 246.

¹¹³ Whalen Shaw, interview.



(Figure 8) Courtesy of Mary Ellen Whalen Shaw. Neighborhood birthday party for Mary Ellen, 1954. Back row, Right to Left: Gail Arthur, Elaine Carrigan, Mary Ellen, Betty Mumford. Front Row, Right to Left: Betty Clark, Patty Nelson.

Friendships formed within the neighborhood for the younger children. Boys and girls played together. Playing in the street, pitching cards, marbles, and playing “red light-green light” were some of their games.¹¹⁴ Often they organized treasure hunts in the area. Empty lots were perfect for “sandlot” ball games. There were anywhere from thirty to forty kids who might be playing in the area. They knew when to be home for dinner. If it was after dinner, in the summer-time, the “ten-of-nine” whistle would blow¹¹⁵, that equated with getting home quickly.¹¹⁶ For some children, parents would turn on outside house lights to cue them to come home.¹¹⁷

¹¹⁴ Esposito Jr., interview.

¹¹⁵ Gary Randall, interview. The whistle was sounded in the morning and night. It may have been used to indicate an air raid drill. If that was the case, the siren could be altered to waiver. This would allow people to differentiate between the whistle sounds. The “ten-of-nine” whistle still sounds in 1996. Begin and end day.

¹¹⁶ Bolin, interview.

¹¹⁷ Eileen Keenan, interview.

Routines for children that were structured, consisted of school and church attendance. After school, time was left for them to play without restrictions. Hunting and fishing were favorite activities for Chris. "Indian rock" and "snake rock" were places that children met. Friends would create things to do there. Natural play areas extended beyond Howard Avenue and on to Piedmont Pond. For some children, exploration went on to the Moon Brook region that extended farther north and east of the neighborhood. This area became a good camp spot. Youths would use the rocks to create small fire pits for their camps.¹¹⁸

Starting clubs like the Cow Clan entertained Mary Webber and friends. Flags were made for decorating the club.¹¹⁹ The land was a natural playground and children were imaginative as they invented activities. Animals that lived on the land also became part of their play world before the houses interrupted the landscape. Pretending to tame a wild Arabian stallion with carrots and sugar was just one experience fondly remembered.¹²⁰

Children were held accountable for their actions. "Parents were very concerned about what the neighbors would think of 'our' behavior."¹²¹ Warren Bolin recalls the close relationships he and his family had with other parents in the neighborhood. Mutual respect existed. He and his friends were welcomed with donuts and cookies when visiting. "It was a great loss when many of those parents passed on in time."¹²²

Children did have specific chores and responsibilities. For example, John recalls helping in his family's restaurant washing dishes and making pizza, as a young child. He

¹¹⁸ Mary Webber, interview.

¹¹⁹ Ibid.

¹²⁰ Ibid.

¹²¹ Carol Ann Whyte, interview.

¹²² Bolin, interview.

(Figure 9)

Courtesy of Mary Ellen Whalen Shaw
view towards Sargent and Easterly Avenues
The land was not developed before the 1950s.



(Figure 10)

Courtesy of Mary Ellen Whalen Shaw
View toward Easterly Avenue, from 24 Howard
Avenue. There was a sense of spaciousness
in the early 1950s.



Skiing was not commercialized before the 1950s. Children and their families could just go out back, to ski on hillsides.¹²⁹ Mr. Robert Franzoni and others were pioneers who contributed to ski development in the area.¹³⁰ By 1955, a Junior Ski Program was formed

¹²⁹ Mary Webber, interview.

¹³⁰ Franzoni, interview.

to introduce children to skiing. The Rutland Country Club and Pico Peak were two locations for this purpose.¹³¹

Winter Carnivals with Pico were organized between 1957 and 1959. Ice sculptures, sugar on snow, and night skiing were some of the attractions. A snow queen was chosen from four local high schools. West Rutland, Proctor, Rutland, and Mount Saint Joseph were the schools that participated.¹³²

Of all the activities they experienced, one that was most memorable, was going to the movies in the 1950s. Saturday afternoon matinees at The Grand Theater, frequently showed cowboy films, with stars like Gene Autry. Serial short films were also shown. The Grand was located at 112 West Street. Children from all schools and all ages met at the movies regularly on Saturdays.¹³³ Imagine popcorn was 12 cents! The Paramount located at 30-32 Center Street was another popular movie theater. By the time school age children were in junior high school, you might be allowed to go to the movies at night.

¹³¹ City of Rutland Annual Report, July 1, 1954-June 30, 1955, 58.

¹³² Sabatano, interview.

¹³³ Ibid.



(Figure 11) *Rutland Herald*, June 22, 1955. Advertisements for movies at the Paramount and Grand theaters in Rutland City.

TEEN MEMORIES

The movies took on a different dimension for teenagers who could drive. That experience was the drive-in theater. "By 1958, more than four thousand outdoor screens dotted the American landscape."¹³⁴ Rutland City's Drive-In Theater was located on South Main Street near the city limits.

¹³⁴ Kenneth T. Jackson *Crabgrass Frontier: The Suburbanization of the United States* (Oxford University Press: New York) 1985, 255.



(Figure 12) *Rutland Herald*, June 22, 1955. Advertisements for the drive-in theaters in the Rutland region.

The remnants of a projection booth, still exists on the site. For teens, the drive-in, was extremely popular for dating and socializing with friends. It provided a dating experience without parental supervision. Parents might be called naive, for they did not know the activities of their children.¹³⁵

No drugs were part of the neighborhood experience. On the other hand, drinking alcoholic beverages did occur. Going over-the-line meant driving, usually over the New York State line, to a club where 18 year-olds, could legally drink. Since drinking was prohibited until the age of 21 in the State of Vermont, teens frequently visited places like Hampton Manor to socialize, drink, and dance. However, from time to time, a tragic automobile accident had shaken them to consider the dangers. One occasion driving over-the-line, presented not only danger, but also, a complicated situation when a non

¹³⁵ Randall, interview.

hurricane gale hit New England on Thanksgiving weekend. The raging storm began, November 25, 1950. (See **Figure 13**). Parts of New York and Vermont were damaged by intense winds. Some of the youths from the neighborhood became stranded at one of the clubs. Power lines were down and there was no electricity. In addition, no one could telephone families to let them know they were all right. Peanut Butter sandwiches sustained them until the situation improved. Certainly there was some explaining to do when everyone did get home.¹³⁶

Curfews were set for teens and young adults still living with parents. For Eileen Thompson, 11:00 PM was the curfew for weekdays and midnight for Saturday nights. This was respected. Louis Esposito indicated that dating was permitted, but the curfews were meant to be kept. House parties for these youths were supervised by parents, but that did not stop them from having fun. It was just a part of the social structure that existed then¹³⁷

Band, chorus, school newspaper, yearbook, and honor society activities; made up Carol Ann Whyte's school activities. Teens and young adults had other obligations also. Baby-sitting for neighborhood children was a common job. Working for neighbors who had businesses in the area was another option for youths. Mary Webber worked in Rutland during her summers home from college.

Music was an important part of John Sabatase's teen years. Music lessons began for him, in 1955-56.

¹³⁶ Bolin, interview.

¹³⁷ Esposito Jr., interview.

AND



HERALD

Figures 13

LOCAL TEMPERATURE
Yesterday
High ... 47
Low ... 39
Weather yesterday
(Sunday, Novem)

RUTLAND, VERMONT, MONDAY MORNING, NOVEMBER 27, 1950.

PRICE F

If of State Hardest Hit by Ga Damage Close to A Milli

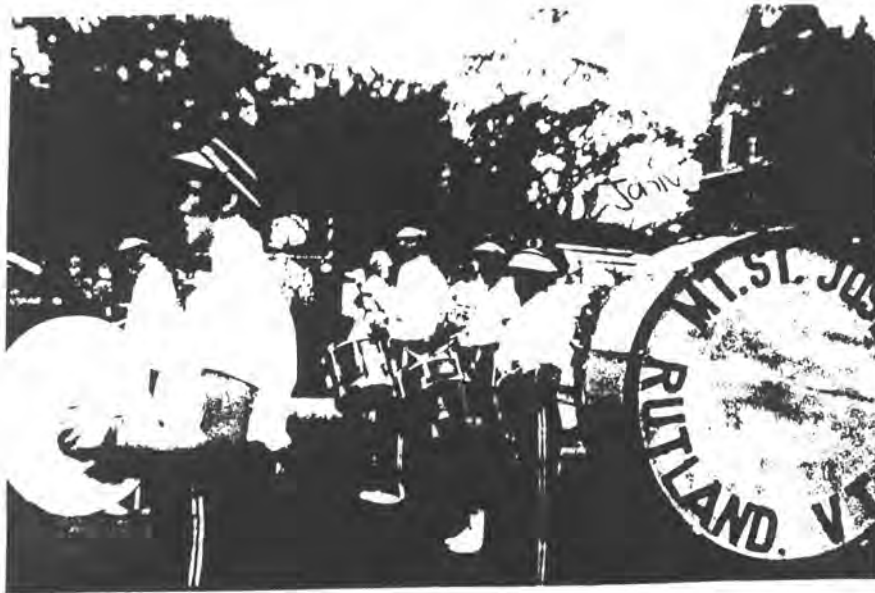


Rut
RR
Is K

High Winds
Hurricane
S. Vermont
Burlington

Emerg

UVM, Middle
Sustain Ma
Help Rush
Sanita



(Figure 14) Courtesy of John Sabataso. Band Days for John. June 1956.



(Figure 15) Courtesy of John Sabataso. John as a drummer for Mount Saint Joseph Academy. February, 1958.

He played the drums in Jazz concerts since 8th grade. By 1957, he joined a five-piece dance band, that traveled around Vermont. The group was the "Acadamite Combo,"

known for their, "White Sport Coat with a Pink Carnation". White bucks, soft leather shoes, were part of their attire.

Mary Webber recalls cheer leading in high school. Now and then her mother reminds her of those days. The high school prom of 1953-54 stands out the most for Mary. Dancing to the song, "Smoke Gets In Your Eyes" was a favorite.

To Louis Esposito Jr., the most significant memories of the 1950s were: "Girlfriends, the music, and a 1958 Chevy Impala." Cars were status symbols and were bigger in the 1950s. Another example of a popular big car was the 1957 Chevy Bel Air, with its shark-like fins, cruising the streets.¹³⁸ Buying a car in 1952, was a significant memory treasured by Eileen Thompson Bolin. Driving was essential to older teens in order to congregate at A & W Rootbeer, a drive-in, fast food stop. It was located on Route 7 North, across from where Godnick's Furniture Store exists today. Cedardale Dairy was another favorite spot for ice cream and meeting friends. It also had a jukebox and a dance floor. "If Seward's and A&W were busy, we would go to Cedardale."¹³⁹

¹³⁸ Joy Hakim, 54.

¹³⁹ Randall, interview.

THE IMPACT OF TELEVISION IN THE NEIGHBORHOOD

The television made its first impact on John Sabatase in 1950. The family's restaurant began showing Friday night boxing. Their TV set was considered one of the first to be in a restaurant, in Vermont. There were mirrors that enhanced the picture for the large groups of people, who crammed into the Palms. "People pressed against the store front windows to get a look at the newest craze of the nation -- television," according to John Sabatase.¹⁴⁰ Gerry Carbine remembered when his father brought their first TV home. As a child of 4 or 5 years of age he said, "I walked all around it, in amazement."¹⁴¹ The Webber family had a television set as early as 1950-52. Originally it was like a novelty.¹⁴² At night, watching a favorite television program was followed by sharing "what had happened," the next day.¹⁴³

The concern over TV's impact was debated. For example, in Mary Webber's high school English class, students discussed "Why should people have a TV?". The Arnold's did not have a TV. Debbie and her family liked stories they listened to on the radio. Television in the 1950s had few stations, no cable, and the pictures were snowy in appearance.¹⁴⁴ This did not stop Americans from buying TVs. "By the mid-1950s, more than 5 million TV sets were sold each year."¹⁴⁵

¹⁴⁰ Sabatase, interview.

¹⁴¹ Carbine, interview.

¹⁴² Mary Webber, interview.

¹⁴³ Chris Webber Jr., interview.

¹⁴⁴ Bernard Donahue, interview.

¹⁴⁵ Joy Hakim, 47.

The TV shows of the 1950s gave us an image of what American family life was like or what people thought it should be.¹⁴⁶ Programs like: "Father Knows Best", "The Adventures of Ozzie and Harriet", and "I Love Lucy", promoted the ideal family.



(Figure 16) Courtesy of Bernie Donahue. A television set approximately 1955. Alan Donahue is also in this picture.

¹⁴⁶ Donald Katz, 75.

HOME LIFE & WOMEN IN THE NEIGHBORHOOD: VIEWPOINTS

Nationally, "Send Rosie Home"¹⁴⁷ was a theme after World War II. This was a time when women returned to home. Returning veterans of war sought their old jobs that sometimes forced many women to leave these new positions. "When they neglected to leave voluntarily, they were fired at twice the rate of men, especially in heavy industry"¹⁴⁸ according to Loren Baritz. While this may have been the case for women nationally, of those interviewed, women of this neighborhood were not displaced. "Most middle class white women -- like it or not -- did stay home"¹⁴⁹ in the 1950s.

Women in the neighborhood handled everything pertaining to home and family. Child care was most important. In the 1950s there were 41 million more children in the United States.¹⁵⁰ The "Baby Boom" was evident in this neighborhood also. During the 1950s, Mrs. Whalen, Mrs. Webber, Mrs. Haigh, and Mrs. Randall participated in a baby pushing brigade. This fondly was in reference to the babies and children they took for walks and sleigh rides. These mothers often met, exchanged conversation, and drank coffee, while their children played together.¹⁵¹

¹⁴⁷ This term refers to Rosie the Riveter of the World War II era. It was a time when women took jobs that were ordinarily done by men. These were often occupations in heavy industry.

¹⁴⁸ Loren Baritz *The Good Life: The Meaning of Success for the American Middle Class* (Harper & Row, New York) 1989, 185.

¹⁴⁹ Joy Hakim, 136. & Based on those interviewed by author.

¹⁵⁰ Loren Baritz, 194.

¹⁵¹ Whalen Shaw, interview.



(Figure 17) Courtesy of Bernie Donahue. Pat and Alan Donahue, were children of the Baby Boom era. Notice the kinds of toys the children played with then. Winter 1956-57.

Food Shopping was another major responsibility for mothers in the 1950s. Shopping options in the neighborhood may have been the A & P or Grand Union for larger food orders. Pete's Market on Terrill Street offered another alternative.¹⁵² Carrigan's on Woodstock Avenue had a meat counter, three aisles of other food products, and a candy check out.¹⁵³ Enos' was next to Lindholm's on Terrill Street where buying penny candies

¹⁵² Ibid.

¹⁵³ Debbie Arnold Franzoni, interview. The A & P building still exists. It is now the CVS Pharmacy on Main Street.

was a favorite for children in the area. Jones Bakery sold Jelly donuts for 5 cents, a bargain for sweet loving children in the neighborhood.¹⁵⁴

Other activities for mothers included assisting in homework problems.¹⁵⁵ Debbie Arnold's mother considered her position, as a mother, to be an important job and took it very seriously. Janet Franzoni's activities spanned not only home life but also, PTA functions and The League of Women Voters.¹⁵⁶ Some women "did not fit the mold."¹⁵⁷ Mary Webber described her mother as being happy with her life but something was lacking. This was an era when women did not have to work.¹⁵⁸ Families were able to do well on a single income. Debbie Arnold Franzoni stated a profound thought about women in the 1950's:

"My thoughts on the 1950s are happy ones, though the 50s become a part of history. It was an unusual time and very stifling for women---- yet with 'things' like dishwashers, etc., more women were given time as the 'rich' always had. To realize they had a chance for more of a life than housekeeping."¹⁵⁹

¹⁵⁴ Ibid.

¹⁵⁵ Christopher Webber, interview.

¹⁵⁶ Janet Franzoni, interview.

¹⁵⁷ Mary Webber, interview. The mold, referred to a stereotypical image of what women's appearances should look like and what their activities should be. A conformity of life which existed in the 1950s.

¹⁵⁸ Mary Webber, interview.

¹⁵⁹ Debbie Arnold Franzoni, interview.

FAMILY ACTIVITIES MEMORIES OF THE 1950S

Summering on Lake Bomoseen, was most often noted as being a regular, family recreation. The Lake Bomoseen region had already established its popularity in the 1940s, with its Casino. In addition, big bands like the Glen Miller orchestra, frequently performed for Vermonters.¹⁶⁰ John Sabatase recalls getting “hooked”¹⁶¹ on the Big Band sound, after visiting Lake Bomoseen. Camps or summer cottages, were occupied by many of the families from the neighborhood. Most people stayed within Vermont to vacation, rather than travel beyond its borders. However, as time progressed, vacationing in places like Florida became the trend. This is true of the 1990s.¹⁶²

Dinner parties for parents, were common for the Webbers and their neighbors. The children played together but were not invited to the parties. Cocktail Hours between neighbors took place for the Franzoni’s also. Sharing boundaries of the block, brought people together.¹⁶³ Fixing up the yard was another pass-time for families and it had important social aspects that included, pride in home ownership.¹⁶⁴

Bernie Donahue knew every family on his street and many of the surrounding neighborhood families of the 1950s. This did not mean that he and his family associated within the neighborhood. Instead, friends and relationships with their families, stemmed from people he went to school with and World War II buddies.¹⁶⁵

¹⁶⁰ John Sabatase, interview & others.

¹⁶¹ The word, hooked refers to his attraction to the big band music and led to a desire to play the drums.

¹⁶² Mary Webber, interview.

¹⁶³ Robert Franzoni Sr., interview.

¹⁶⁴ Debbie Franzoni, interview.

¹⁶⁵ Donahue, interview.

The entire family enjoyed the Rutland City Band Concerts on Sunday nights. Children would walk and play around the cinder track that surrounded it. Roxie's French fries, was a treat that became a tradition in the 1950s. As a child, John Sabataseo helped sell sodas for 10 cents and popcorn for 5 cents at the park. The tradition of the City's concerts continues to be a gathering place, which has become a small treasure in American culture.

A significant event that was a part of the 1950's neighborhood experience was a visit by President Dwight Eisenhower. President Eisenhower was welcomed by Mayor Dan Healy on June 22, 1955, as his flight arrived at the Rutland Airport.



(Figure 18) Rutland City Annual Report, 1954-55.

Warren Bolin and Robert Franzoni recounted the events of his visit. Mr. Franzoni also filmed Eisenhower's visit.¹⁶⁶ The visit was part of a publicity tour in which the President, "took part in the state's first dairy festival."¹⁶⁷ During the President's stay in Vermont he had "gone fishing"¹⁶⁸ with Judge Milford K. Smith in Chittenden.



Herald Photo—Merton
President Eisenhower (right), wearing high wading boots, fishing jacket and cap, checks his box of flies as he and one of his two fishing companions, Judge Milford K. Smith of Rutland, walk toward a boat from Mountain Top Inn in Chittenden to fish for trout in Furnace Brook. Sherman Adams, administrator to the nation's chief executive, was the third member of the party. The trio fished without luck for several hours.

(Figure 19) *Rutland Herald*, 23 June 1955. 1950's memories of President Eisenhower's visit to Vermont

¹⁶⁶ Robert Franzoni Sr., interview.

¹⁶⁷ *The Rutland Herald*, 28 June 1955.

¹⁶⁸ *Ibid.*

CONCLUSION: THE IMPACT OF CHANGES IN THE NEIGHBORHOOD AND

THE NATION: FINAL REFLECTIONS

1996

The landscape was the most dramatic change in the neighborhood, since the 1940s. Farms and fields disappeared with "no vestige of the farmland remains."¹⁶⁹ The time of tall grasses and the three farms that circled the Webber's home is gone.¹⁷⁰ There are "fences"¹⁷¹ that exist between neighbors psychologically rather than physically. Bernie Donahue misses the old neighbors who passed on or moved away. Sadly he expressed, "People do not know each other on the same street today."¹⁷² Neighbors keep more to themselves. There is a loss of "friendliness."¹⁷³

With the Post World War II era, more young people began choosing to move away from Rutland, while more people are settling in from out of state.¹⁷⁴ Vermont was still somewhat isolated until the Interstate Highway changed the area.¹⁷⁵ Furthermore, Rutland may have passenger train service available in the near future, which will permit more movement of people to and from the city.

Another significant change in life is the cost of owning a home. During the 1950s, families could purchase the best of homes for \$8,000.00 to \$15,000.00. Now the cost of

¹⁶⁹ Mary Webber, interview.

¹⁷⁰ Ibid.

¹⁷¹ Debbie Arnold Franzoni, interview. The fences are not to be interpreted literally. Instead, they refer to how people have come to lose the neighborliness that once existed.

¹⁷² Bernie Donahue, interview.

¹⁷³ Esposito Jr., interview.

¹⁷⁴ Ibid.

¹⁷⁵ Christopher Webber, interview.

new homes could be about \$150,000.00 or \$180,000.00. Families are over-burdened by loans beyond the big ticket items, such as, a house, car, and television. Today credit cards are used to pay for everything, including tickets for sporting events, to weekly food bills.¹⁷⁶ The installment credit dilemma started its ascent in the 1950s. The desire for the latest in technological advances for home and family has advanced this problem. Keeping up, is not an easy task nor is it likely to occur.¹⁷⁷

Another significant change since the 1950s, was the loss of respect, pride, and morality. Vandalism of homes and property damage influenced the Arnold's movement from the neighborhood in 1990.¹⁷⁸ Then, "It was a time without stress,"¹⁷⁹ Janet Franzoni asserted. Contentment existed for children, "Perhaps because parents protected them."¹⁸⁰ Eileen Keenan Johnson takes cautious action for her children. Today, they are bombarded by violent images on TV, in films, and music. No longer do children walk the neighborhood streets without some element of fear. They are driven to and from their homes for school, play, and recreational activities.¹⁸¹ Neighborhood life is fast moving in the 1990's. "Kids are more sophisticated, and yet, many do not know what they want," said Mr. Franzoni Sr. Life has become "more complex."¹⁸²

For each person in the neighborhood, a different facet of life was revealed. Children and teenagers expressed their fondest memories of happy days. Parents and other adults,

¹⁷⁶ Warren Bolin, interview.

¹⁷⁷ William Leuchtenburg *A Troubled Feast American Society Since 1945* (Little, Brown & Company : Boston) 1983, 40. Keeping up, refers to trying to maintain control over debt that families incur through excessive use of credit card borrowing.

¹⁷⁸ Debbie Arnold Franzoni, interview.

¹⁷⁹ Franzoni, interview.

¹⁸⁰ Eileen Keenan Johnson, interview.

¹⁸¹ Ibid.

¹⁸² Carol Ann Whyte, interview.

within and surrounding it, described developments in Post World War II life, and the changes that surfaced over time. National issues were introduced and compared to Rutland City. Neighborhood perspectives were illustrated with care and consideration to those who were not able to be interviewed.

Leaving the neighborhood of the 1950s behind cannot be accomplished, due to the nostalgia of the era that prevails. It has become intriguing to linger in its wake, because of the happy times it exemplified for so many neighborhood experiences. While this has been one examination of a neighborhood of the 1950s, there is room for more research in the future. It is to be hoped that more families will have the opportunity to present their experiences of life, in this neighborhood, before memories diminish. Furthermore, it is critical to revisit the neighborhood, to gain a deeper understanding of life in the 1950s. Given the time frame to produce this major project, it has only touched the surface of a rich period, in Rutland's history. The following statements will leave this enterprise with a broad sense of the era. Debbie Arnold Franzoni said, "I loved our neighborhood and when we [she and her family today] looked for our home in Norwich, we looked for a similar spot with various aged families."¹⁸³ For Chris Webber, the 1950s: was a very busy and happy time. He stated: "I would not trade my childhood for anything, I was very fortunate, as were most, if not all of my neighbors."¹⁸⁴ Mr. Robert Franzoni Sr. summed up Rutland's experience as having been, the "Ideal USA town"¹⁸⁵, in the 1950s.

¹⁸³ Debbie Arnold Franzoni, interview.

¹⁸⁴ Christopher Webber Jr., interview.

¹⁸⁵ Robert Franzoni Sr., interview.

ACKNOWLEDGMENTS

I wish to thank all of the families interviewed in this project for their time, patience, and consideration to tell their story of the 1950s. Special thanks to John Sabatase, who gave me a starting point to begin the research and connect with other families. Mr. James Davidson, was also a great guide through the Rutland Historical Society and its resources. Many thanks to Dr. Holman Jordan, for belief in this project and for support of my ideas. I take full responsibility for any errors in the research of this paper. In addition, the interview material was given by permission of interviewees and reflected their memories of life, in the 1950s.

**QUESTIONS FOR INTERVIEWS REGARDING : "A RUTLAND CITY
NEIGHBORHOOD OF THE 1950'S"**

Q: How do you define a "neighborhood"? Define "YOUR" neighborhood during the 1950s. Think about boundaries, relationships, and other characteristics.

Q: What was your age during the 1950s?

Q: If you were a child of the 1950s, please give your mother's full name and your father's.

Q: Father's occupation

Mother's occupation

Q: Brother's name(s)

Sister's name(s)

Q: What is your family's ethnic background?

**Q: When did your family move to the neighborhood?
Was this an existing house or was it built for your family?**

Q: Why did your family move to the neighborhood?

Q: Have you ever heard the term "Mortgage Hill"? Please explain?

Q: Were any of your immediate family members veterans of World War II? The Korean War?

Q: What impact did war have upon your family if any?

Q: What was your family's religious affiliation? Did this apply to the relationships your family may have had with neighbors?

Q: Schools you attended during the 1950s?

Q: Relate your school life as it applied to the neighborhood.

Q: Were your friends part of your neighborhood or outside of it? Please explain.

Q: Did your family interact with neighbors? To what extent? Please explain.

Q: Please describe your daily life during the 1950s. Think about club memberships, sports, music, employment, (Allowances, dating, curfews, and driving).

- X 17 p. 5438.1
- Q: Think of some activities you may have participated in as part of the neighborhood?**
- Q: What forms of entertainment were there in your neighborhood?**
- Q: What was the mode of transportation used by you or your family?**
- Q: What was your most significant memory of life in the 1950s?**
- Q: Create one statement that might express life in your neighborhood in the 1950s.**
- Q: How has your concept of a "neighborhood" changed or has remained the same since the 1950s?**
- Q: How could you compare your neighborhood to other Rutland City neighborhoods?**
- Q: How has your vision of life in the 1950s changed or remained the same?**
- Q: Would you be willing to share some photographs of you, your family, and or your neighborhood from that time period? These would be copied and placed within the project.**

**THANK YOU FOR YOUR PARTICIPATION BY CONTRIBUTING YOUR
MEMORIES TO THE RESEARCH OF THIS PROJECT.**

**INDIVIDUALS INTERVIEWED
BY JOAN LAZZARO
1996**

<u>NAME</u>	<u>STREET</u>	<u>1950S</u>
Debbie Arnold (Franzoni)	Howard Avenue	child/teen
Warren Bolin	Killington Avenue	teen/adult
Marion C. Corbett	Howard Avenue	adult/teacher
Gerald W. Carbine	Howard Avenue	child/teen
Bernie Donahue	Edgerton Street	adult/parent
Louis Esposito Jr.	Birchwood Avenue	child/teen
Janet Franzoni	Wallace Avenue	adult/parent
Robert Franzoni Sr.	Wallace Avenue	adult/parent
Leda Kassner	Easterly Avenue	adult/teacher
Eileen Keenan (Johnson)	Easterly Avenue	child
Gary C. Randall	Sargent Avenue	child/teen
John Sabataseo	Howard Avenue	child/adult
Eileen Thompson (Bolin)	Birchwood Avenue	teen/adult
Christopher Webber Jr.	Billings Avenue	child/teen
Mary Webber	Billings Avenue	teen/adult
Mary Ellen Whalen (Shaw)	Howard Avenue	child/teen
Carol Ann Whyte	Wallace Avenue	teen/adult

Streets of the Neighborhood From: Mannings, Rutland City Directory, (Springfield, Mass) 1958.

BILLINGS AVENUE
From Howard av. southerly
and northerly. M-18
— Howard av crosses
1 Robert D Smith, Jr. Δ
2 Ben's Oil Service
3 Bennett D Bell Δ
4 Alan T Danver Δ
10 Christopher A Webber Δ

BIRCHWOOD AVENUE
From 24 Lafayette to Wallace.
M-16
10 Mrs Florence Wood Δ
12 Edward G McClallen, Jr

Left Right
13 Mrs Libby Z Lash Δ
14 Merton M Ogden Δ
15 Thomas P Mulhern Δ
17 J Clyde Lavalles Δ
19 Maxwell H Thompson Δ
20 Louis W Esposito Δ
21 Henry A Dahlgren Δ

EASTERLY AVENUE
From 52 Lafayette east to
Piedmont dr. N-17
10 Walter McNamara Δ
14 Raymond E Bender Δ
15 Emily C Donahue Δ
16 Harold L Malmgren Δ
17 Robert R Hope
18 James B MacKibbin Δ
19 George H Kassner Δ
22 Charles E McClallen Δ
24 Elena Franzoni Δ
25 John D Riber Δ
— Wallace ends
28 Roger Stanton Δ
30 Richard B Wilcott Δ
31 Raymond D Rodd Δ
32 Alfonso M Cioffi Δ
34 Albert C May Δ
35 Arthur R Myhre Δ
36 William H Keenan Δ
38 Clifford E Kabrick Δ
40 Newell B Lee Δ
42 Edward B Schriftgiesser
44 Mrs Emma M Slocum Δ

EDGERTON STREET
From 10 East easterly. L-16
41 Edward W Gustia Δ
42 Morris C Tucker Δ
43 Alan H Buckladd Δ
44 Christian D Hansen
Lindsey J Duchane Δ
45 Kenneth Hunt Δ
50 Bernard C Donahue
Bernard A Mangan Δ
51 Ralph J Bugbee Δ
52 Robert T Floyd
52A Donald W Kennedy
William I Morgan Δ
54 Kendrick E Day Δ
55 James C F Plage
56 Mrs Katherine C Avery
58 Mrs Ellen Crowley Δ
59 Louis Snyder Δ
60 Edwin A Butterfield Δ
61 Humphry J Amory
William Drasin
— Lafayette crosses
63 Louis A Rousseau Δ
64 John R Brooks Δ
66 Richard F Welch Δ
67 Vacant
70 John R McLaughlin Δ
72 John R Canney Δ
73 Vincent McKelvey Δ
74 Malcolm MacDonald Δ
75 Joseph P Pellerin Δ
76 Robert B Levins Δ
77 Charles C Looker Δ
78 James Marro Δ
80 Frederick C Alexander Δ
81 Jack W Abraham Δ
82 Martin J Claff

Left Right
82 Harold A Carmichael Δ
86 Jack H Weiss Δ
87 Robert S Bigelow Δ
88 Arthur J Coburn Δ
89 Charles J Corcoran Δ
90 Leo Munast Δ
91 Harold C Russell
Harold C Russell, monu-
ment dealer
92 Kenneth N Hart Δ

HOWARD AVENUE
From 2 Wallace av to Billings
av. M-18
1 Benjamin G Cots Δ
8 William C Carbine, Jr Δ
9 Sal Myers C
9 Sel Myers, cattle dealer
11 Joseph E Trop Δ
16 Francis Capeless Δ
20 Vincent J O'Neill Δ
21 Gray S Clark Δ
23 Ernest W Haigh Δ
24 James B Whalen Δ
25 Ralph J Lesser Δ
26 E Ernest Rippe Δ
27 Leonard E Mazze Δ
— Sargent av begins
29 Hendrick K Arnold Δ
30 Gordon C Goodrich Δ
33 John R Carrigan Δ
35 John W Burke Δ
36 Donald A Perkins Δ
37 Louis J Sabatano Δ

KILLINGTON AVENUE
From 60 S Main east to City
line. O-16
7 Wilfred J Bartlett Δ
9 Thomas J Burke Δ
11 Robert R W Terenzini
Vacant
11 James H Drew
11 Chester Noyes
13 Carroll T Rollins Δ
13 Lawrence Ash
15 Herbert L Dow Δ
16 John S Reardon Δ
17 Mrs Florence M Martin
17 Mrs Nancy Powell Δ
17 William H Weeks
17 Vacant
17 Vacant
18 P George Abbott Δ
19 Mrs Florence A Sheldon
19 Ralph S Cioffi Δ
20 Sarah B Jones Δ
20 Mrs Bettamas E Grey
21 Tom's Barber Shop
21 Mrs Cecilia L Stanley Δ
21 Harold E Mayo
22 Young's Grocery
23 Harry T Canty
24 Mrs Laura E Knox Δ
25 Edward C Bergstrom
25 David D Myers
26 Richard H Burgess
27 Thomas E Nallen Δ
28 Francis C Hance Δ
29 Mrs Elizabeth V O'Shea
Δ
29 Robert M Davis Δ
31 Rhoby H Conant
31 Joseph H Hughes
31 Charles G Hughes
32 Mrs Mae J Borah Δ
33 Charles P Dooley Δ
34 Charles E Spoon Δ
36 Francis W Trombley Δ
36 Vacant
37 George A Leonard
37 Ronald S Horton
37 John Laduc
37 Vacant
39 Roger E Wood Δ
— East crosses
45 William O Farrell Δ
46 Henry J Welch Δ
48 Bartley J Costello Δ
49 Michael B Mulcahy Δ
49 Cornelius O'Keefe
50 Elizabeth C Hoffman
51 Henry F Pagan Δ
51 Henry F Pagan, wholesale
conf Δ
52 James P Farrell Δ
52 Rford R Tuttle Δ
54 Elizabeth M Bolin Δ
54 Charles F Konrad Δ
55 Mrs Mary Clarno
55 Wilbur G Plennig
56 Marcus A Carr Δ
56 Patrick P McDonough Δ
57 Anthony R Fusco Δ
61 Harley C Orgood Δ
62A A Raymond P Landry
62 Louis E Hance, Jr Δ
Lafayette ends
Robert C Davine
74 Patrick J Ryan Δ

Left Right
75 Leo E McCue
76 Donald T Hubbs
Mrs Ella M Fox
78 John W Lovett
Paul E Roy Δ
81 Leo T Riordan Δ
87 Adolf M Frankle
86 Nicholas J Genola
88 Ray P Haseltine
90 Daniel J Notte
90 James P Fitzsimon
Green Mt Awnings
95 Harold D Valigue
96 Mrs Susan P Se
Mrs M Alzina
marais Δ
98 Frederick A Field
Bernard A Hurley
Butterfly av begins
102 Newell A Peryer
Vacant
107 Vacant
109 Vacant
111 Robert W Teren
Elmer G McCl
Frank Miglis, Jr
117 James P Slattery
Seargent P Wild
George J Ravit
139 Harold J Shortle
146 Vacant
148 Earl C Hendrick
150 George H Buxton
Meadowbrook rd
152 Richard H Small
154 Kennedy Abern
158 Sperry Distrib
Edwin Sperry Δ
— Stratton rd cross
191 Allan C Poy, Jr
193 Robert O Eddy
195 Pota Corsones
197 Herbert J Walker
Westview av bey
C Lee Wilson Δ
216 William H Foster
John S Blackwell
Theodore Nicolet
Gene B Noble Δ
241 Mrs Ethel Y Wil
Russell C Smith
249 Mrs Florence W
Allan H Kelley
City line
Stetson C Edm
Clare W Seneca
George E Wood
Vacant
Robert V St Peter
Mrs Mary St Peter
Henry H Thom
George J Cannon
Steve F Anap

KILLINGTON HIGH
(See Killington av)
From Stratton rd out

*Walter
Bolin
Interviewed

RUTLAND AVENUE
From Harrington av southerly.
L-18
No houses

SARGENT AVENUE
From 77 Howard av southerly
9 Gilbert S Stearns Δ
8 Edward S Merritt Δ
8 Edward S Merritt, paint-
inc cont
11 Walter W Randall
Howard W Merritt Δ
12 Lloyd E Russell Δ
14 Henry Weiss Δ

WALLACE AVENUE
From end of Birchwood av
Easterly av. M-17
— Howard av begins
Emmett L Fagan Δ
Walter M Phillips Δ
Daniel C Hurley Δ
Robert S Franzoni Δ ✓
— Charles ends
Mrs Sarah Burke Δ
Cleo G Brown, Jr Δ
Mrs Julia C Thompson Δ
Mrs Sylvia F Tappan Δ
Daniel C Hurley

NUMBER OF HOMES IN THE NEIGHBORHOOD

<u>STREET NAMES</u>	<u>1954</u>	<u>1958</u>	<u>ADDED # OF HOMES</u>
<u>HOWARD AVENUE</u>	<u>17</u>	<u>19</u>	<u>2</u>
<u>BIRCHWOOD AVENUE</u>	<u>9</u>	<u>9</u>	<u>0</u>
<u>CHARLES STREET</u>	<u>14</u>	<u>15</u>	<u>1</u>
<u>EASTERLY AVENUE</u>	<u>16</u>	<u>21</u>	<u>5</u>
<u>TAFT AVENUE</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>SARGENT AVENUE</u>	<u>5</u>	<u>6</u>	<u>1</u>
<u>BILLINGS AVENUE</u>	<u>4</u>	<u>5</u>	<u>1</u>
<u>WALLACE AVENUE</u>	<u>8</u>	<u>8</u>	<u>0</u>
<u>DARTMOUTH STREET</u>	<u>6</u>	<u>8</u>	<u>2</u>
<u>HARVARD STREET</u>	<u>7</u>	<u>10</u>	<u>3</u>
<u>RUTLAND STREET</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>EDGERTON AVENUE</u>	<u>38</u>	<u>40</u>	<u>2</u>
	<u>124</u>	<u>141</u>	<u>17</u>

APPROXIMATELY 17 NEW HOMES WERE ADDED TO THE VICINITY
WITHIN A FOUR YEAR PERIOD, 1954-1958.

INFORMATION BASED ON MANNING'S RUTLAND CITY DIRECTORIES,
QUADRENNIAL APPRAISAL 1955, AND FROM INTERVIEWS BY AUTHOR.